

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2006 Assessment Roll

**Area Name / Number:** Fairwood / 30

**Previous Physical Inspection:** 2003

**Improved Sales:**

Number of Sales: 1253

Range of Sale Dates: 1/2003 - 12/2005

**Sales – Improved Valuation Change Summary**

	Land	Imps	Total	Sale Price	Ratio	COV*
<b>2005 Value</b>	\$93,500	\$165,800	\$259,300	\$280,200	92.5%	12.04%
<b>2006 Value</b>	\$100,500	\$175,300	\$275,800	\$280,200	98.4%	11.98%
<b>Change</b>	+\$7,000	+\$9,500	+\$16,500		+5.9%	-0.06%
<b>% Change</b>	+7.5%	+5.7%	+6.4%		+6.4%	-0.50%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.06% and -0.50% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2005 or any existing residence where the data for 2005 is significantly different from the data for 2006 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2005 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

**Population - Improved Parcel Summary:**

	Land	Imps	Total
<b>2005 Value</b>	\$92,700	\$155,200	\$247,900
<b>2006 Value</b>	\$99,600	\$165,400	\$265,000
<b>Percent Change</b>	+7.4%	+6.6%	+6.9%

Number of one to three unit residences in the Population: 6622

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties in Major 885690 (Valley Faire) were at a lower average ratio (assessed value/sale price) than other properties in the area; these will be adjusted upward more than other properties. Properties in Major 326057 (Heritage Renton Hill) were at a higher average ratio; these will receive less of an upward adjustment than other properties in the area.

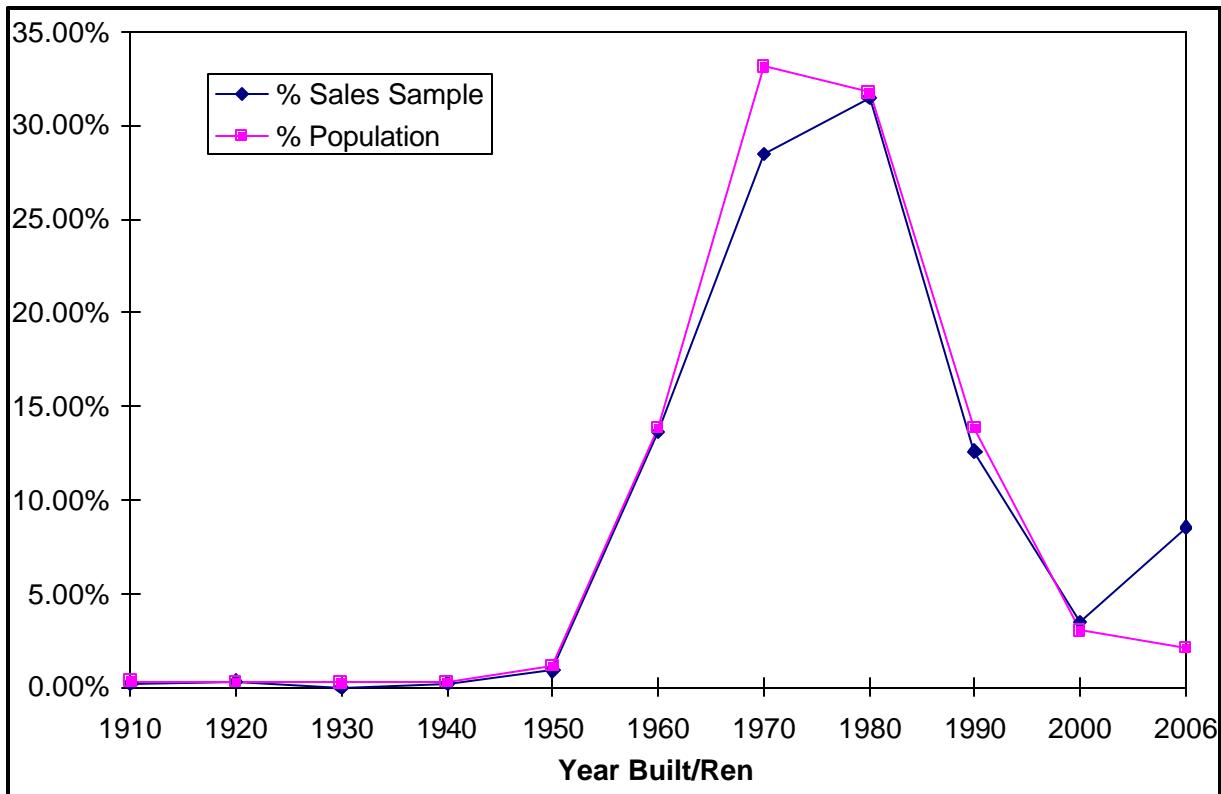
The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity.

### **Sales Sample Representation of Population - Year Built / Renovated**

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	3	0.24%
1920	4	0.32%
1930	0	0.00%
1940	3	0.24%
1950	11	0.88%
1960	171	13.65%
1970	357	28.49%
1980	395	31.52%
1990	158	12.61%
2000	44	3.51%
2006	107	8.54%
	1253	

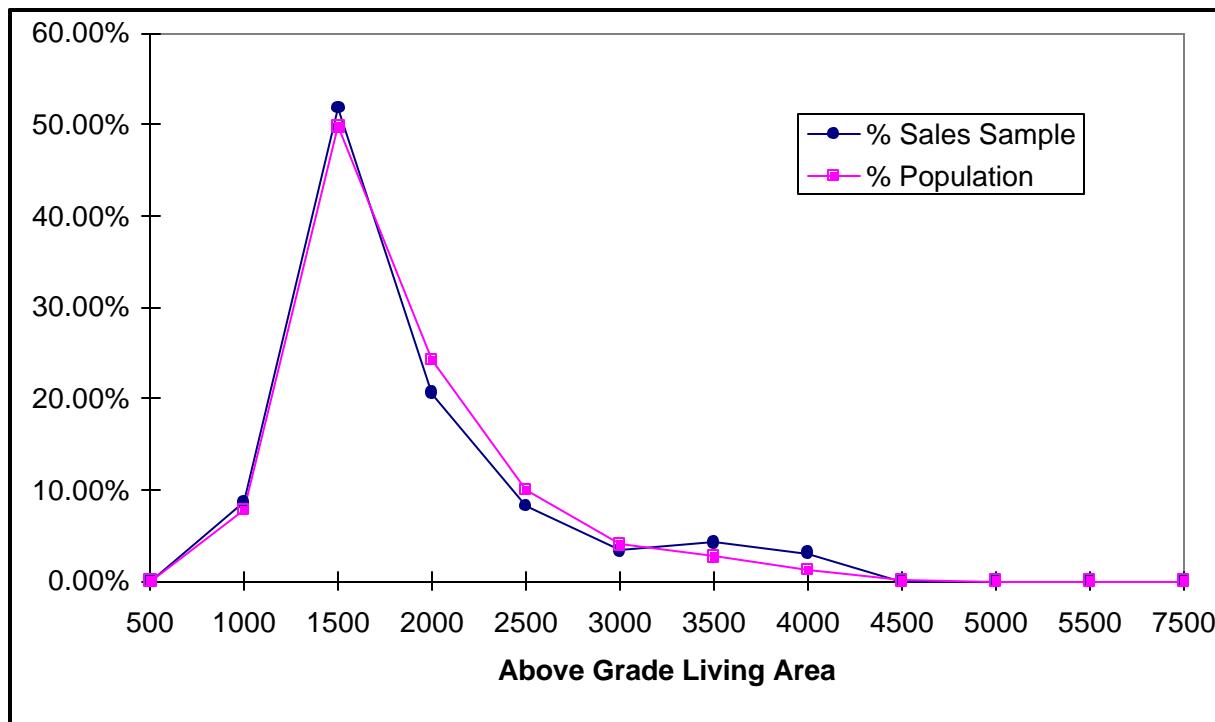
<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	21	0.32%
1920	19	0.29%
1930	16	0.24%
1940	20	0.30%
1950	74	1.12%
1960	916	13.83%
1970	2195	33.15%
1980	2103	31.76%
1990	918	13.86%
2000	201	3.04%
2006	139	2.10%
	6622	



Sales of new homes built in the last six years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

### **Sales Sample Representation of Population - Above Grade Living Area**

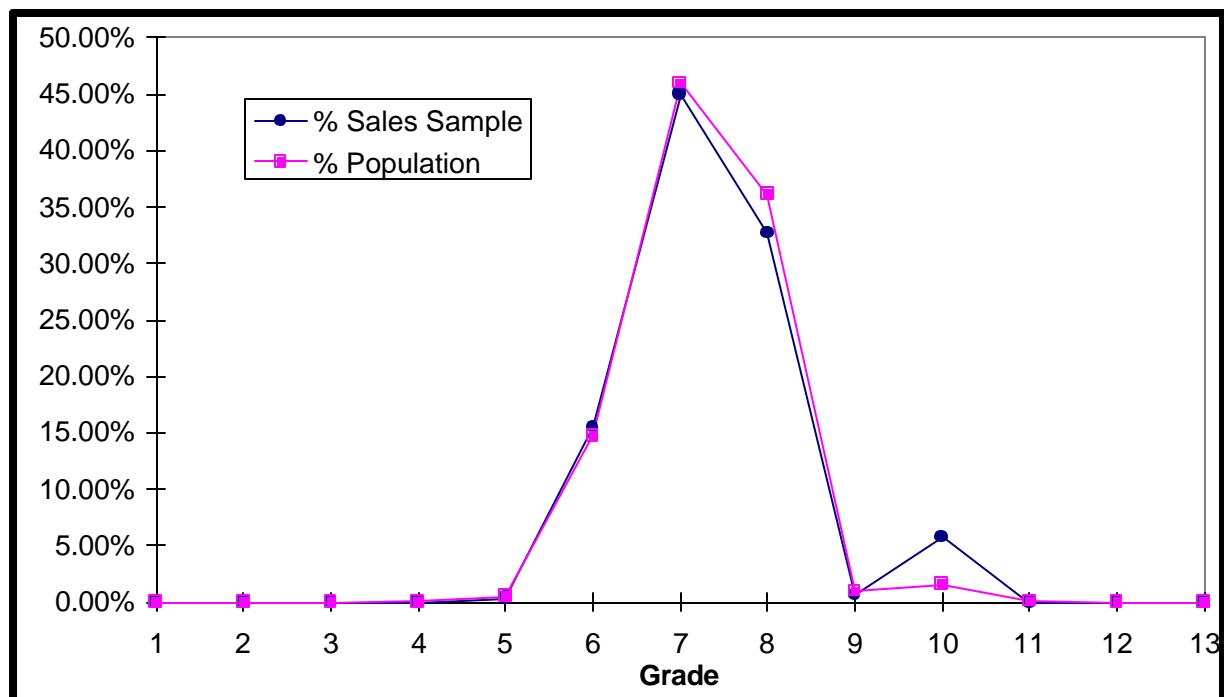
<b>Sales Sample</b>			<b>Population</b>		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	1	0.02%
1000	108	8.62%	1000	518	7.82%
1500	650	51.88%	1500	3295	49.76%
2000	258	20.59%	2000	1606	24.25%
2500	103	8.22%	2500	664	10.03%
3000	42	3.35%	3000	266	4.02%
3500	53	4.23%	3500	179	2.70%
4000	39	3.11%	4000	82	1.24%
4500	0	0.00%	4500	7	0.11%
5000	0	0.00%	5000	1	0.02%
5500	0	0.00%	5500	2	0.03%
7500	0	0.00%	7500	1	0.02%
1253			6622		



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

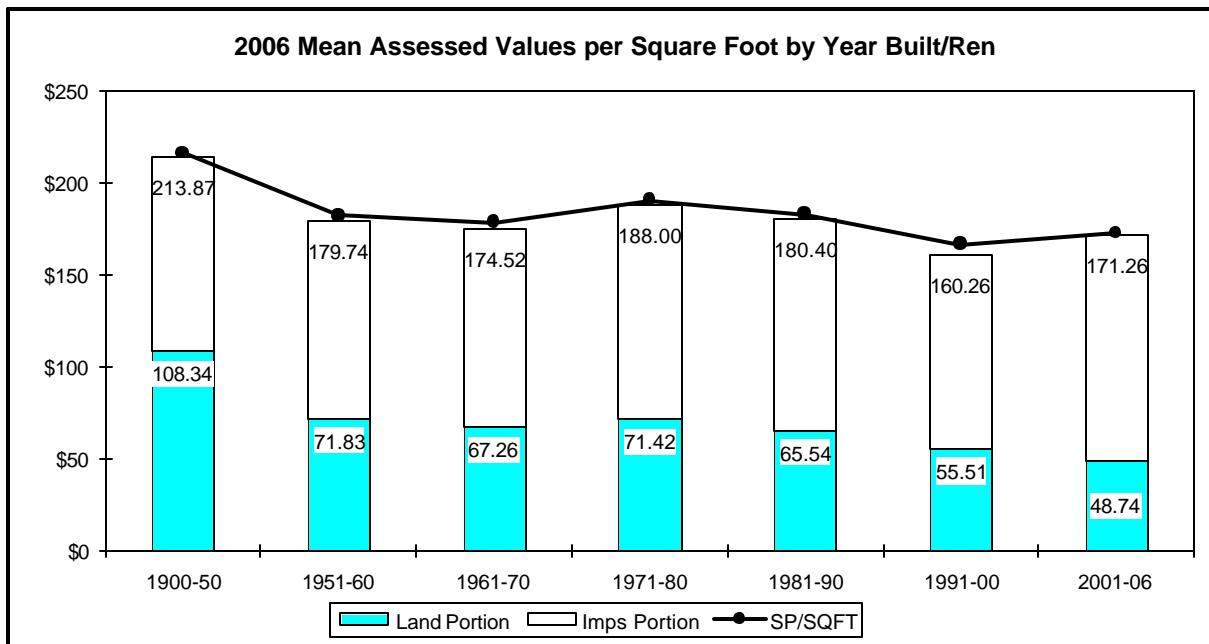
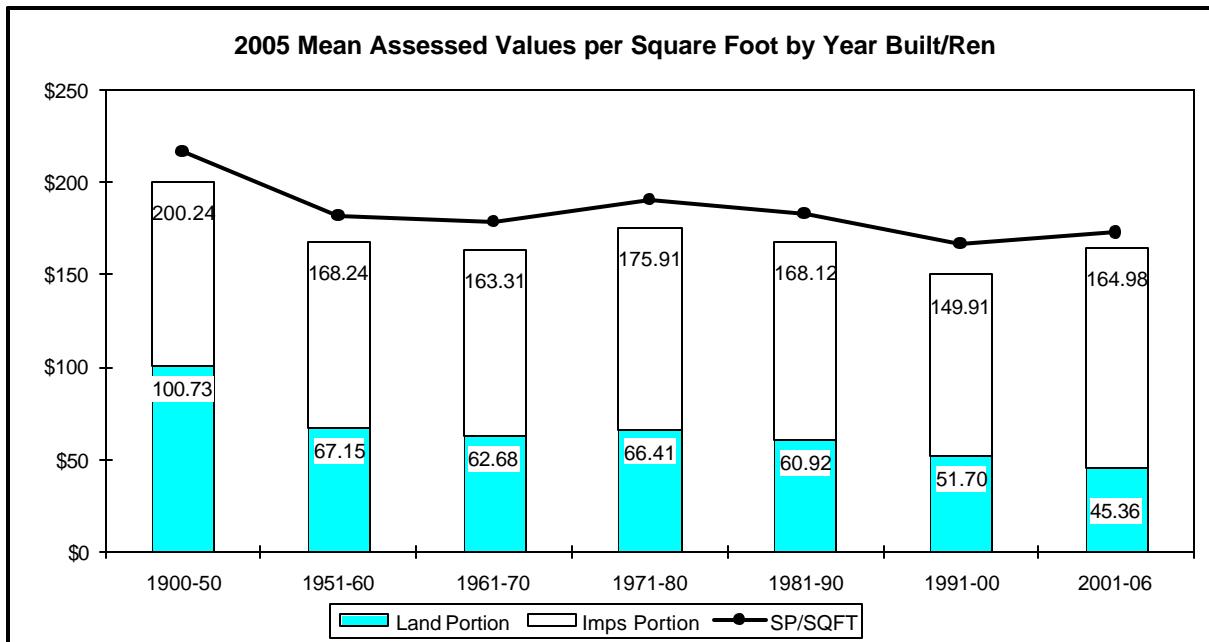
### **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	1	0.02%
5	4	0.32%	5	33	0.50%
6	195	15.56%	6	976	14.74%
7	564	45.01%	7	3047	46.01%
8	410	32.72%	8	2394	36.15%
9	8	0.64%	9	64	0.97%
10	72	5.75%	10	104	1.57%
11	0	0.00%	11	3	0.05%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
1253			6622		



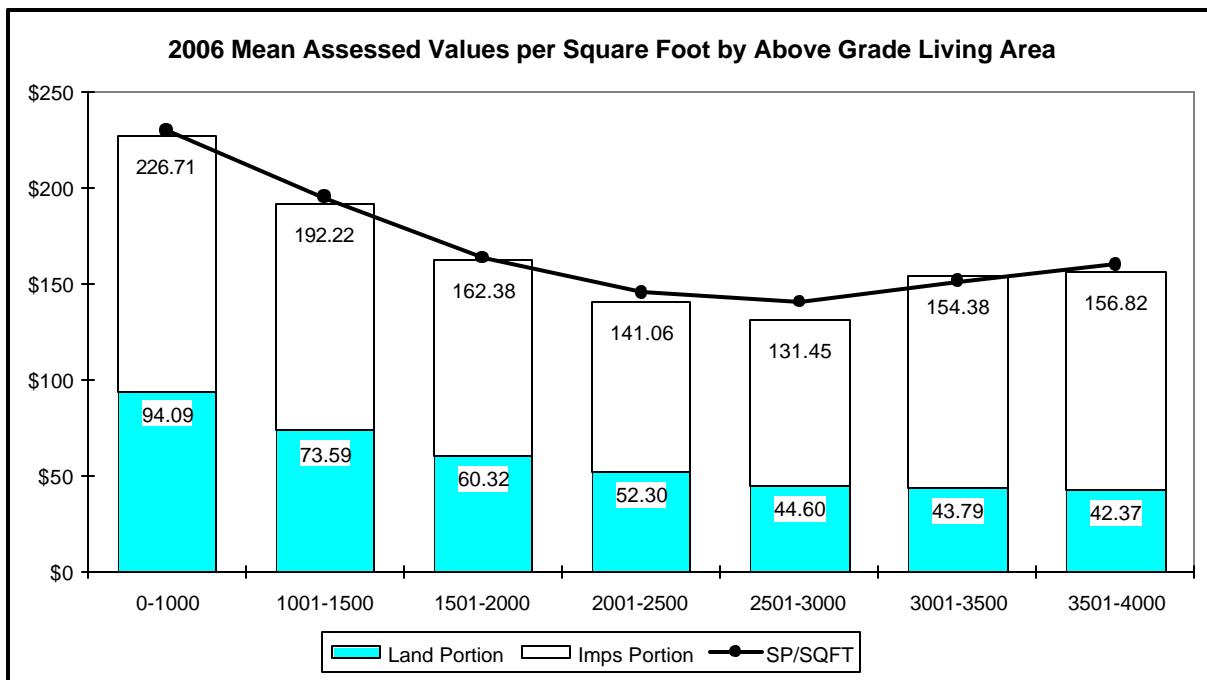
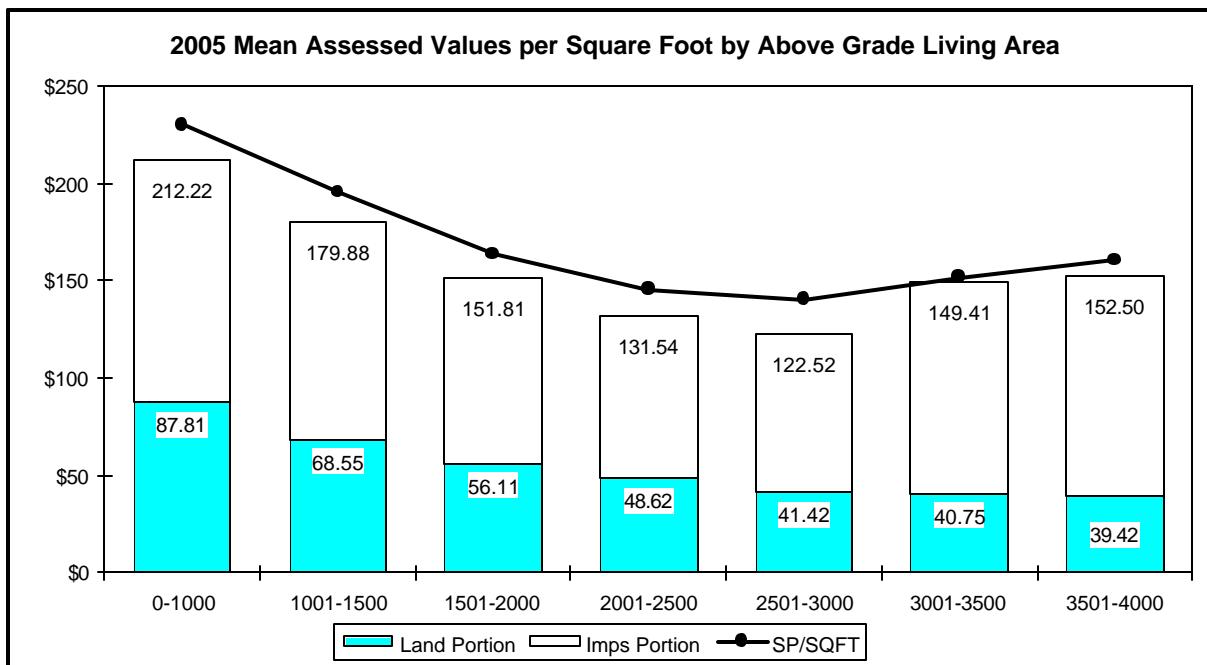
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2005 and 2006 Per Square Foot Values  
By Year Built / Renovated**



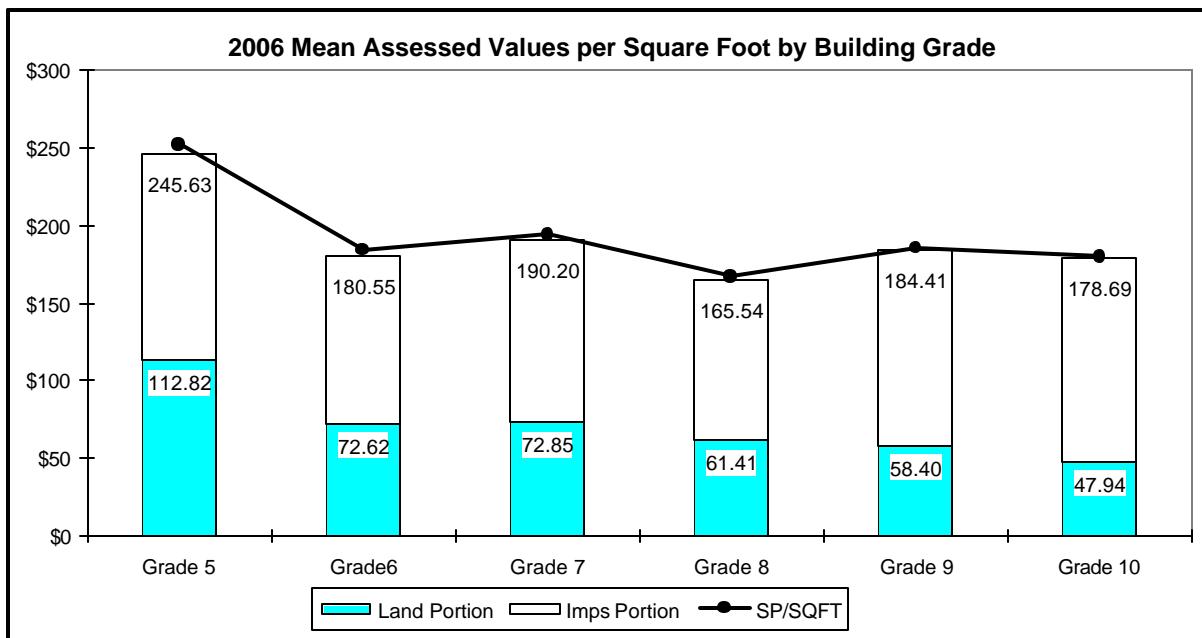
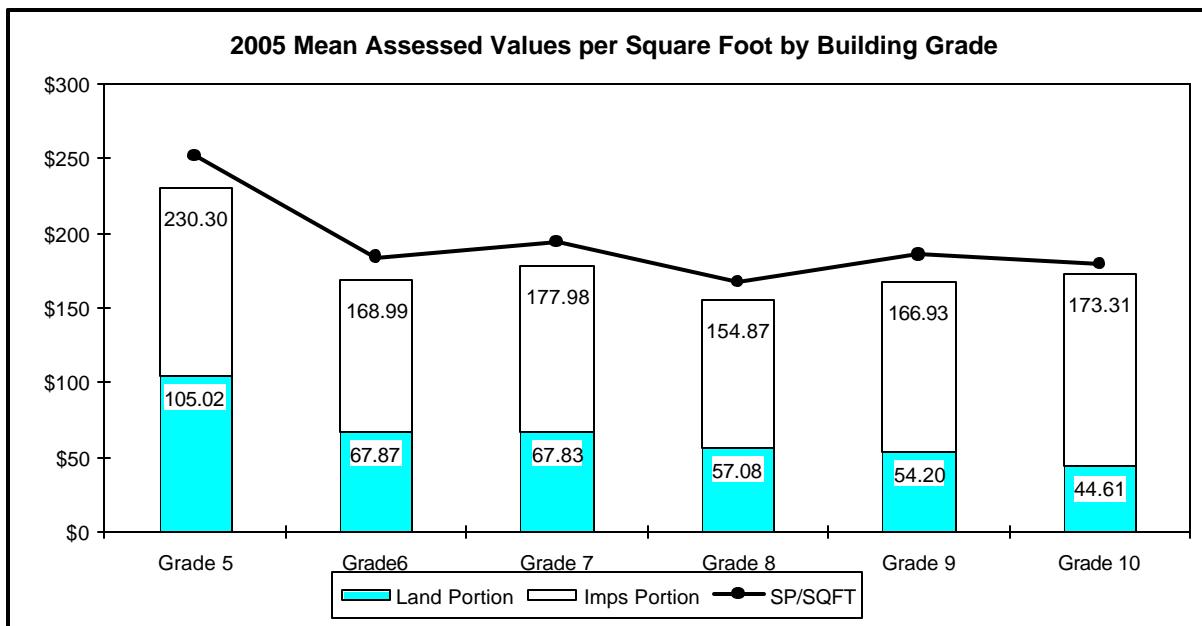
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2005 and 2006 Per Square Foot Values  
By Above Grade Living Area***

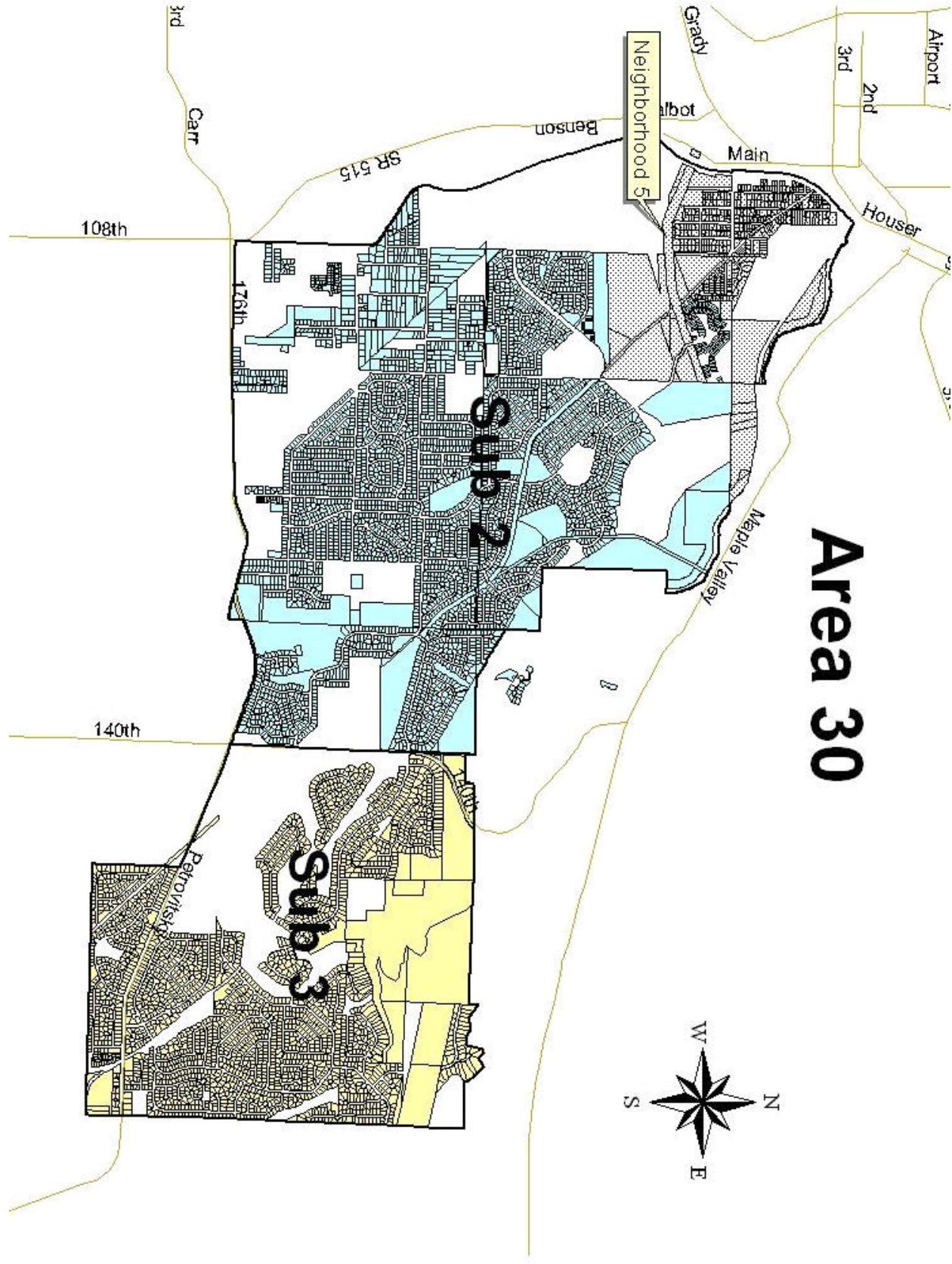


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2005 and 2006 Per Square Foot Values  
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



Area 30

# **Annual Update Process**

## ***Data Utilized***

Available sales closed from 1/1/2003 through 12/31/2005 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

## ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2005
6. Existing residences where the data for 2005 is significantly different than the data for 2006 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

## ***Land update***

Based on the 11 usable land sales available in the area, and their 2005 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 7.4% increase in land assessments in the area for the 2006 Assessment Year. The formula is:

2006 Land Value = 2005 Land Value x 1.08, with the result rounded down to the next \$1,000.

## ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 1253 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### ***Improved Parcel Update (continued)***

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties in Major 885690 (Valley Faire) were at a lower average ratio (assessed value/sale price) than other properties in the area; these will be adjusted upward more than other properties. Properties in Major 326057 (Heritage Renton Hill) were at a higher average ratio; these will receive less of an upward adjustment than other properties in the area.

The derived adjustment formula is:

$$2006 \text{ Total Value} = 2005 \text{ Total Value} / .9339192 + 5.592017E-02 * \text{Plat}326057-1010134 * \text{Plat}885690$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2006 \text{ Improvements Value} = 2006 \text{ Total Value} \text{ minus } 2006 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

Other: \*If multiple houses exist on a parcel, apply the total value formula based on characteristics of the principle improvement.  
\*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.  
\*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. 2006 Land Value + (Previous Improvement Value \* 1.057).  
\*If vacant parcels (no improvement value) only the land adjustment applies.  
\*If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)  
\*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.  
\*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.  
\*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).  
\*If residential properties exist on commercially zoned land, there is no change from previous value. (2006 total value = 2005 total value)

### ***Mobile Home Update***

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2006 \text{ Total Value} = 2006 \text{ Land Value} + (\text{Previous Improvement Value} * 1.057), \text{ with results rounded down to the next } \$1,000$$

### ***Model Validation***

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 30 Annual Update Model Adjustments

**2006 Total Value = 2005 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### Overall (if no other adjustments apply)

7.08%

#### Major 326057

Heritage Renton

Yes

Hill

% Adjustment

-6.05%

#### Major 885690

Valley Faire

Yes

% Adjustment

12.99%

### Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a parcel in Major 326057 (Heritage Renton Hill) would *approximately* receive a 1.03% upward adjustment (7.08% - 6.05%).

98.7% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

### Area 30 Summary of Neighborhood Plat Variables

<b>Plat Number</b>	<b>Plat Name</b>	<b># Sales</b>	<b># Pop</b>	<b>% of Pop</b>	<b>QSTR</b>	<b>Sub</b>	<b>Range of Building Grades</b>	<b>Range of Year Built</b>	<b>Nearest Major Roadway</b>
326057	Heritage Renton Hill	56*	50	100%	NE-20-23-5	2	10	2003 thru 2004	SE 8 <sup>th</sup> St and Lincoln Ave SE
885690	Valley Faire	5	37	13.5%	NE-26-23-5	3	9&10	1985 thru 1987	SE 160th Pl. and 160th Pl. SE

\* There were some double sales in this subdivision.

## Area 30 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 0.984.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
5	4	0.918	0.980	6.7%	0.684	1.276
6	195	0.918	0.981	6.9%	0.964	0.997
7	564	0.918	0.980	6.8%	0.970	0.991
8	410	0.922	0.985	6.9%	0.973	0.997
9	8	0.898	0.986	9.8%	0.939	1.033
10	72	0.971	0.998	2.8%	0.984	1.012
Year Built or Year Renovated	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1900-1950	21	0.927	0.991	6.9%	0.931	1.052
1951-1960	171	0.923	0.986	6.9%	0.967	1.005
1961-1970	357	0.915	0.978	6.9%	0.964	0.991
1971-1980	395	0.924	0.988	6.8%	0.976	0.999
1981-1990	158	0.916	0.986	7.5%	0.968	1.003
1991-2000	44	0.898	0.960	6.9%	0.922	0.998
>2000	107	0.961	0.992	3.1%	0.976	1.007
Condition	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
Average	796	0.923	0.980	6.2%	0.972	0.988
Good	435	0.930	0.994	6.9%	0.982	1.005
Very Good	22	0.938	1.003	6.9%	0.947	1.059
Stories	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	934	0.920	0.984	7.0%	0.976	0.992
1.5	47	0.911	0.973	6.9%	0.942	1.005
2	272	0.941	0.988	5.1%	0.976	1.000
Above Grade Living Area	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<801	14	0.932	0.995	6.8%	0.908	1.081
0801-1000	94	0.922	0.985	6.8%	0.959	1.011
1001-1500	650	0.921	0.984	6.8%	0.974	0.993
1501-2000	258	0.926	0.991	7.0%	0.976	1.005
2001-3000	145	0.894	0.958	7.2%	0.939	0.978
3001-4000	92	0.970	1.000	3.1%	0.987	1.013

## Area 30 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 0.984.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

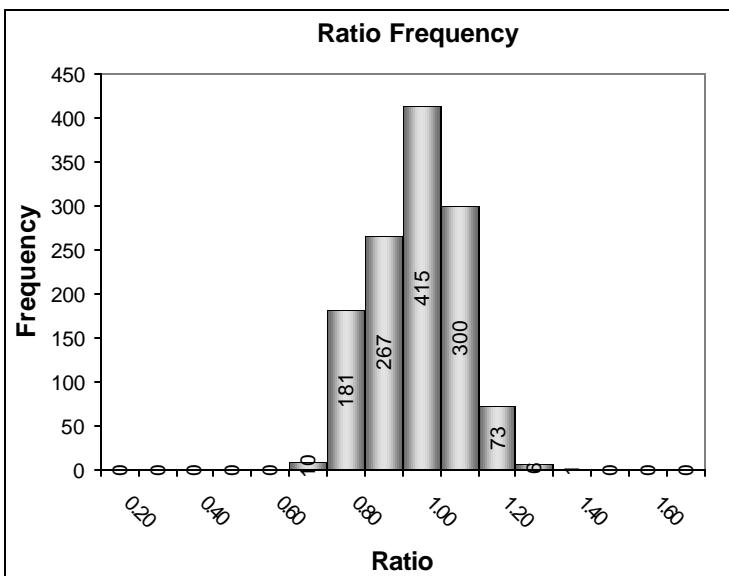
It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	1196	0.925	0.984	6.3%	0.977	0.991
Y	57	0.925	0.992	7.2%	0.957	1.027
Sub	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
2	838	0.928	0.983	5.9%	0.975	0.991
3	415	0.921	0.987	7.1%	0.975	0.998
Lot Size	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<=6000	123	0.967	1.008	4.2%	0.991	1.026
6001-10000	912	0.919	0.980	6.6%	0.972	0.988
10001-15000	167	0.921	0.985	6.9%	0.968	1.003
15001-25000	43	0.917	0.993	8.4%	0.956	1.030
25001-43559	5	0.921	0.984	6.8%	0.908	1.061
1AC-3AC	3	0.934	0.998	6.9%	0.606	1.390
Major 326057 Heritage Renton Hill	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	1197	0.919	0.983	7.0%	0.977	0.990
Y	56	0.986	0.995	0.9%	0.981	1.009
Major 885690 Valley Faire	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	1248	0.926	0.985	6.3%	0.978	0.991
Y	5	0.832	0.998	19.9%	0.933	1.063

# Annual Update Ratio Study Report (Before)

## 2005 Assessments

<b>District/Team:</b> S.E. / Team - 2	<b>Lien Date:</b> 01/01/2005	<b>Date of Report:</b> 6/26/2006	<b>Sales Dates:</b> 1/2003 - 12/2005
<b>Area</b> Area 30 - Fairwood	<b>Appr ID:</b> JMET	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	1253		
<b>Mean Assessed Value</b>	259,300		
<b>Mean Sales Price</b>	280,200		
<b>Standard Deviation AV</b>	91,038		
<b>Standard Deviation SP</b>	98,732		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.936		
<b>Median Ratio</b>	0.947		
<b>Weighted Mean Ratio</b>	0.925		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.661		
<b>Highest ratio:</b>	1.307		
<b>Coefficient of Dispersion</b>	9.72%		
<b>Standard Deviation</b>	0.113		
<b>Coefficient of Variation</b>	12.04%		
<b>Price Related Differential (PRD)</b>	1.011		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.935		
<i>Upper limit</i>	0.954		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.930		
<i>Upper limit</i>	0.942		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	6622		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.113		
<b>Recommended minimum:</b>	20		
<b>Actual sample size:</b>	1253		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	595		
# ratios above mean:	658		
<i>Z:</i>	1.780		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



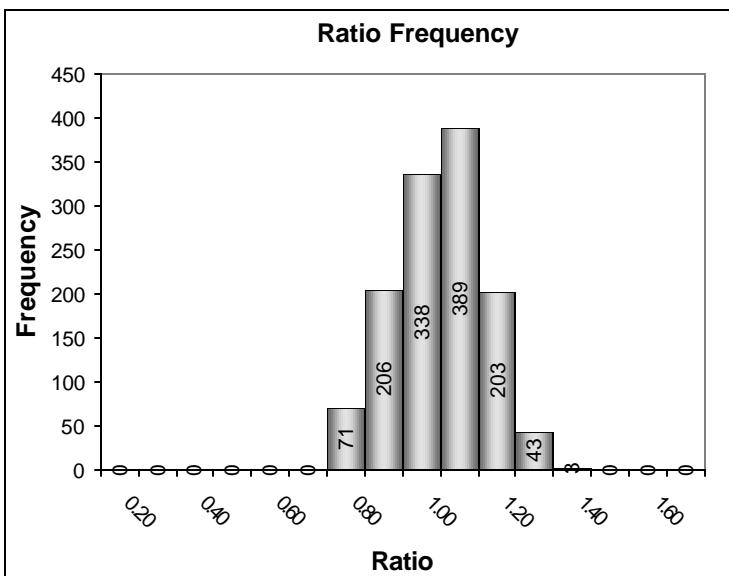
### COMMENTS:

1 to 3 Unit Residences throughout area 30

# Annual Update Ratio Study Report (After)

## 2006 Assessments

<b>District/Team:</b> S.E. / Team - 2	<b>Lien Date:</b> 01/01/2006	<b>Date of Report:</b> 6/26/2006	<b>Sales Dates:</b> 1/2003 - 12/2005
<b>Area</b> Area 30 - Fairwood	<b>Appr ID:</b> JMET	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	1253		
<b>Mean Assessed Value</b>	275,800		
<b>Mean Sales Price</b>	280,200		
<b>Standard Deviation AV</b>	92,853		
<b>Standard Deviation SP</b>	98,732		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.998		
<b>Median Ratio</b>	1.005		
<b>Weighted Mean Ratio</b>	0.984		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.707		
<b>Highest ratio:</b>	1.395		
<b>Coefficient of Dispersion</b>	9.69%		
<b>Standard Deviation</b>	0.120		
<b>Coefficient of Variation</b>	11.98%		
<b>Price Related Differential (PRD)</b>	1.014		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.995		
<i>Upper limit</i>	1.014		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.991		
<i>Upper limit</i>	1.005		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	6622		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.120		
<b>Recommended minimum:</b>	23		
<b>Actual sample size:</b>	1253		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	610		
# ratios above mean:	643		
<i>Z:</i>	0.932		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

1 to 3 Unit Residences throughout area 30

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Area 30**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	292305	9126	7/18/05	\$252,000	730	730	5	1948	4	15450	N	N	11504 SE 176TH ST
002	292305	9122	11/26/04	\$187,000	780	0	5	1942	4	13165	N	N	11430 SE 176TH ST
002	008800	0590	5/7/03	\$165,000	780	0	5	1947	4	13500	N	N	10955 SE 164TH ST
002	008800	0501	2/20/04	\$164,950	780	0	5	1960	4	22500	N	N	16474 109TH AV SE
002	008800	0241	9/14/05	\$238,000	670	0	6	1952	4	18000	N	N	11453 SE 162ND ST
002	329470	0190	7/22/04	\$164,000	680	0	6	1909	4	9372	N	N	1315 S 7TH ST
002	564050	0151	12/21/04	\$167,000	720	0	6	1943	4	5520	N	N	1422 S 7TH ST
002	722140	0075	4/18/05	\$179,000	780	0	6	1932	3	5850	Y	N	330 CEDAR AV S
002	142350	0750	10/17/03	\$170,000	790	0	6	1959	4	8413	N	N	16244 122ND AV SE
002	337810	0020	6/25/03	\$156,000	790	0	6	1948	4	7176	N	N	10738 SE 165TH ST
002	142350	0070	2/23/05	\$203,000	800	0	6	1959	3	9045	N	N	16201 121ST AV SE
002	142320	0025	7/22/03	\$160,750	800	0	6	1957	3	9450	N	N	11631 SE 163RD ST
002	142320	0120	9/12/03	\$166,950	800	0	6	1958	4	9450	N	N	11626 SE 164TH ST
002	008800	0049	9/15/04	\$183,000	820	0	6	1959	3	12880	N	N	16023 114TH AV SE
002	722140	0285	10/27/05	\$220,000	820	0	6	1957	4	8423	Y	N	626 RENTON AV S
002	723150	0495	7/14/05	\$284,650	840	400	6	1961	3	6000	Y	N	509 CEDAR AV S
002	722140	0333	6/3/05	\$325,000	860	400	6	1911	4	6823	Y	N	527 GRANT AV S
002	143260	0730	12/20/04	\$247,000	860	710	6	1959	4	6979	N	N	11850 SE 157TH PL
002	143260	0090	3/25/03	\$167,950	860	0	6	1958	4	7560	N	N	15735 117TH AV SE
002	142320	0130	9/27/05	\$210,000	870	0	6	1957	3	10994	N	N	11600 SE 164TH ST
002	143240	0390	12/19/05	\$231,933	920	0	6	1958	4	7560	N	N	17004 122ND AV SE
002	143240	0175	10/27/05	\$231,000	920	0	6	1958	4	8314	N	N	16804 123RD AV SE
002	143240	0900	8/13/04	\$204,950	920	0	6	1958	4	7230	N	N	12008 SE 170TH PL
002	143270	0990	2/2/05	\$214,200	920	250	6	1959	3	9188	N	N	12734 SE 172ND ST
002	143270	0970	7/29/04	\$234,950	920	920	6	1959	4	9128	N	N	12724 SE 172ND ST
002	143270	0850	10/28/04	\$215,000	920	430	6	1959	3	7345	N	N	12736 SE 171ST PL
002	143240	0110	3/3/05	\$209,950	920	0	6	1958	5	7643	N	N	17025 125TH AV SE
002	143260	0025	2/23/05	\$199,000	920	0	6	1958	4	7560	N	N	15734 116TH AV SE
002	143270	0590	7/22/03	\$220,000	920	920	6	1959	4	7560	N	N	12627 SE 169TH PL
002	143260	0410	8/12/04	\$190,000	920	0	6	1958	3	7560	N	N	15856 118TH AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 30**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	143240	0150	6/3/04	\$183,000	920	0	6	1958	4	7841	N	N	16835 125TH AV SE
002	143240	0390	12/10/03	\$179,950	920	0	6	1958	4	7560	N	N	17004 122ND AV SE
002	143240	0770	5/23/03	\$169,950	920	0	6	1958	4	7099	N	N	11908 SE 169TH PL
002	143270	0840	4/28/03	\$186,000	920	480	6	1959	3	7560	N	N	12730 SE 171ST PL
002	143270	0850	12/16/03	\$184,500	920	430	6	1959	3	7345	N	N	12736 SE 171ST PL
002	143260	0350	9/8/03	\$179,487	920	0	6	1958	4	7560	N	N	15767 119TH PL SE
002	143240	0885	6/23/03	\$162,000	920	0	6	1958	5	7560	N	N	11902 SE 170TH PL
002	142340	0295	8/16/04	\$169,500	940	0	6	1958	3	9045	N	N	16124 120TH AV SE
002	143270	0730	4/10/03	\$169,950	940	0	6	1959	4	7560	N	N	12659 SE 170TH ST
002	143240	0975	11/22/05	\$257,300	950	0	6	1958	4	9767	N	N	11909 SE 169TH PL
002	143240	0870	5/23/03	\$175,000	950	0	6	1958	3	7560	N	N	11860 SE 170TH PL
002	143240	0540	9/16/03	\$174,900	950	0	6	1958	4	7560	N	N	16842 121ST AV SE
002	143240	0975	7/2/04	\$185,000	950	0	6	1958	4	9767	N	N	11909 SE 169TH PL
002	143240	0060	4/2/04	\$162,500	950	0	6	1958	4	7560	N	N	17018 124TH AV SE
002	142350	0200	8/19/05	\$221,000	960	0	6	1959	4	8413	N	N	16212 121ST AV SE
002	142340	0300	9/23/03	\$180,000	960	0	6	1958	4	9045	N	N	16118 120TH AV SE
002	008800	0771	2/11/04	\$200,000	960	0	6	1951	4	12566	N	N	16439 109TH AV SE
002	142350	0700	2/20/04	\$175,000	960	0	6	1959	4	8663	N	N	16215 123RD AV SE
002	143270	1030	9/9/05	\$230,000	970	0	6	1959	3	7482	N	N	17035 128TH AV SE
002	143270	1490	9/16/05	\$225,000	970	0	6	1960	4	7560	N	N	16868 125TH AV SE
002	143240	0420	6/15/05	\$200,000	970	0	6	1958	3	7560	N	N	17046 122ND AV SE
002	143240	0360	5/24/05	\$195,500	970	0	6	1958	3	7560	N	N	16828 122ND AV SE
002	143270	0130	9/2/03	\$180,950	970	0	6	1959	3	11092	N	N	16804 126TH AV SE
002	143270	1490	6/17/04	\$189,450	970	0	6	1960	4	7560	N	N	16868 125TH AV SE
002	143240	0460	2/22/05	\$184,888	970	0	6	1958	4	7560	N	N	17011 123RD AV SE
002	143240	0445	10/21/03	\$182,500	970	0	6	1958	3	7560	N	N	17033 123RD AV SE
002	143270	1560	4/26/04	\$190,000	970	0	6	1960	4	11734	N	N	16925 125TH PL SE
002	143300	0020	4/28/03	\$180,000	970	0	6	1960	4	7865	N	N	17116 125TH PL SE
002	143300	0060	6/10/03	\$162,000	970	0	6	1960	3	8812	N	N	12520 SE 172ND ST
002	143240	0145	8/24/04	\$197,500	980	0	6	1958	4	7817	N	N	16841 125TH AV SE
002	143260	0625	11/24/04	\$200,000	980	0	6	1959	3	9559	N	N	11817 SE 157TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 30**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	282305	9056	10/7/03	\$169,900	990	0	6	1985	3	6750	N	N	17428 116TH AV SE
002	008800	0043	3/24/05	\$222,000	1000	0	6	1960	4	12880	N	N	16024 113TH AV SE
002	143240	0855	11/22/04	\$200,000	1010	0	6	1958	3	7560	N	N	11838 SE 170TH PL
002	143240	0120	2/16/05	\$195,500	1010	0	6	1958	3	7690	N	N	17011 125TH AV SE
002	143240	0930	5/18/04	\$185,000	1010	0	6	1958	4	8794	N	N	12029 SE 169TH PL
002	143240	0875	5/11/04	\$174,660	1010	0	6	1958	3	7560	N	N	11868 SE 170TH PL
002	289270	0100	8/25/04	\$185,000	1010	0	6	1961	4	8047	N	N	17009 113TH AV SE
002	143240	0765	3/19/03	\$160,000	1010	0	6	1958	3	8666	N	N	16804 119TH AV SE
002	329470	0031	11/28/05	\$185,000	1020	0	6	1912	5	5800	N	N	810 CEDAR AV S
002	282305	9119	2/18/04	\$200,000	1030	0	6	1977	3	9652	N	N	17304 117TH AV SE
002	143240	0560	9/29/04	\$180,000	1030	0	6	1958	4	7560	N	N	16950 121ST AV SE
002	143260	0605	9/30/04	\$196,000	1060	0	6	1959	3	7200	N	N	15763 118TH AV SE
002	864550	0720	2/21/03	\$224,500	1060	530	6	2000	3	7700	N	N	1617 GLENNWOOD AV SE
002	143260	0675	11/25/03	\$198,597	1070	0	6	1959	4	7700	N	N	11710 SE 157TH ST
002	008700	0061	8/31/05	\$257,000	1080	0	6	1954	3	12750	N	N	10730 SE 166TH ST
002	142320	0010	6/14/05	\$223,000	1080	0	6	1957	4	9450	N	N	11611 SE 163RD ST
002	142340	0280	2/6/04	\$210,000	1080	0	6	1958	3	9045	N	N	16144 120TH AV SE
002	142350	0330	1/15/05	\$194,950	1080	0	6	1959	4	11119	N	N	12103 SE 161ST ST
002	142340	0310	4/22/03	\$179,000	1080	0	6	1958	4	10228	N	N	16102 120TH AV SE
002	142340	0035	7/11/05	\$222,500	1100	0	6	1958	3	9038	N	N	16115 119TH AV SE
002	142350	0470	12/17/03	\$215,000	1120	0	6	1959	4	26785	N	N	12124 SE 161ST ST
002	142340	0285	5/20/04	\$207,600	1130	0	6	1958	4	9045	N	N	16136 120TH AV SE
002	142320	0005	8/19/05	\$223,000	1140	0	6	1957	3	9450	N	N	11603 SE 163RD ST
002	142320	0055	7/21/05	\$221,250	1140	0	6	1957	4	9450	N	N	11673 SE 163RD ST
002	142350	0020	8/6/04	\$205,000	1140	0	6	1959	3	9045	N	N	16237 121ST AV SE
002	142320	0005	4/23/04	\$155,000	1140	0	6	1957	3	9450	N	N	11603 SE 163RD ST
002	143260	0165	10/14/05	\$252,000	1150	0	6	1958	3	8640	N	N	11859 SE 160TH ST
002	142340	0140	10/26/05	\$245,000	1150	0	6	1958	4	9210	N	N	16116 119TH AV SE
002	143260	0400	7/13/05	\$235,000	1150	0	6	1959	4	7560	N	N	15850 118TH AV SE
002	143270	0540	3/2/04	\$177,500	1150	0	6	1959	3	7560	N	N	12663 SE 169TH PL
002	863710	0060	1/28/03	\$182,000	1150	0	6	1993	3	4172	N	N	10920 SE 170TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 30**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	143260	0720	10/13/03	\$200,000	1160	0	6	1959	4	7630	N	N	11838 SE 157TH PL
002	143240	0925	11/10/05	\$260,000	1170	0	6	1958	4	8713	N	N	12037 SE 169TH PL
002	143240	1095	7/25/05	\$245,000	1170	0	6	1958	4	7200	N	N	12031 SE 170TH PL
002	143240	1055	5/10/05	\$230,000	1170	0	6	1958	4	7200	N	N	11845 SE 170TH PL
002	143240	0115	7/27/04	\$203,870	1170	0	6	1958	4	7667	N	N	17017 125TH AV SE
002	142320	0090	3/28/05	\$199,950	1170	0	6	1958	4	9450	N	N	11668 SE 164TH ST
002	143240	0720	10/13/03	\$199,000	1170	0	6	1958	4	7394	N	N	12028 SE 169TH PL
002	143240	0090	6/27/03	\$178,500	1170	0	6	1958	3	8314	N	N	17121 125TH AV SE
002	143260	0230	8/29/05	\$243,000	1180	0	6	1959	3	8136	N	N	15771 120TH AV SE
002	143260	0020	9/27/04	\$197,950	1180	0	6	1958	4	7560	N	N	15726 116TH AV SE
002	143260	0230	1/8/03	\$161,000	1180	0	6	1959	3	8136	N	N	15771 120TH AV SE
002	292305	9096	3/17/04	\$149,950	1180	0	6	1957	3	7290	N	N	11307 SE 169TH ST
002	863710	0100	8/24/05	\$260,000	1190	0	6	1994	3	4110	N	N	10943 SE 169TH PL
002	143240	0665	9/23/04	\$215,290	1190	0	6	1958	4	7560	N	N	16819 122ND AV SE
002	863710	0280	10/8/04	\$215,000	1190	0	6	1993	3	4402	N	N	10918 SE 169TH PL
002	143260	0635	4/19/05	\$224,000	1190	0	6	1959	4	7560	N	N	11801 SE 157TH ST
002	863710	0080	2/26/04	\$207,500	1190	0	6	1993	3	4110	N	N	10931 SE 169TH PL
002	143260	0685	9/28/04	\$195,000	1190	0	6	1959	3	7700	N	N	11722 SE 157TH ST
002	863710	0340	2/2/04	\$206,000	1190	0	6	1994	3	4709	N	N	17013 110TH PL SE
002	863710	0020	9/5/03	\$203,000	1190	0	6	1994	3	4080	N	N	10944 SE 170TH ST
002	863710	0050	8/22/03	\$200,000	1190	0	6	1993	3	4080	N	N	10926 SE 170TH ST
002	143260	0345	4/5/05	\$189,500	1190	0	6	1958	3	7560	N	N	15771 119TH PL SE
002	143260	0450	7/10/03	\$182,950	1190	0	6	1958	3	10476	N	N	15799 118TH PL SE
002	143260	0560	12/14/04	\$194,846	1190	0	6	1959	3	8820	N	N	15859 118TH AV SE
002	143240	1175	10/14/03	\$176,500	1190	0	6	1958	4	10025	N	N	12415 SE 172ND ST
002	143240	0295	7/24/03	\$167,400	1190	0	6	1958	3	7560	N	N	17003 124TH AV SE
002	142340	0255	3/21/05	\$200,000	1200	0	6	1959	4	9045	N	N	16300 120TH AV SE
002	142350	0370	7/28/04	\$208,000	1200	0	6	1959	4	8625	N	N	16127 122ND AV SE
002	142350	0390	12/17/04	\$197,500	1200	0	6	1959	4	8625	N	N	16159 122ND AV SE
002	142350	0430	5/16/03	\$197,950	1200	0	6	1959	4	12329	N	N	12100 SE 161ST ST
002	142350	0060	4/1/05	\$163,100	1200	0	6	1959	4	9045	N	N	16209 121ST AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 30**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
002	143260	0325	7/13/05	\$250,000	1210	0	6	1958	3	18204	N	N	11868 SE 160TH ST	
002	142350	0790	9/28/04	\$212,000	1210	0	6	1959	4	8413	N	N	16212 122ND AV SE	
002	143240	0170	9/23/04	\$200,000	1210	0	6	1958	3	8729	N	N	16803 125TH AV SE	
002	143240	0170	8/1/03	\$170,000	1210	0	6	1958	3	8729	N	N	16803 125TH AV SE	
002	143240	0285	2/20/03	\$185,000	1220	0	6	1958	4	7560	N	N	17017 124TH AV SE	
002	143260	0555	8/3/05	\$225,300	1230	0	6	1959	3	6148	N	N	15865 118TH AV SE	
002	142350	0140	6/11/04	\$180,000	1230	0	6	1959	4	9450	N	N	16111 121ST AV SE	
002	142350	0690	8/6/03	\$160,000	1230	0	6	1959	4	10629	N	N	16203 123RD AV SE	
002	143270	1390	3/17/05	\$243,000	1240	0	6	1959	4	7560	N	N	17017 127TH AV SE	
002	143270	1390	7/23/04	\$210,000	1240	0	6	1959	4	7560	N	N	17017 127TH AV SE	
002	143270	1390	5/27/03	\$199,500	1240	0	6	1959	4	7560	N	N	17017 127TH AV SE	
002	143270	1550	8/16/05	\$234,950	1250	0	6	1959	4	13463	N	N	16937 125TH PL SE	
002	143270	1380	7/21/05	\$223,500	1250	0	6	1959	3	7560	N	N	17105 127TH AV SE	
002	143260	0085	4/8/05	\$228,000	1250	0	6	1958	4	7560	N	N	15743 117TH AV SE	
002	143240	0100	6/4/04	\$202,950	1250	0	6	1958	4	7596	N	N	17109 125TH AV SE	
002	143270	0950	4/5/04	\$195,000	1250	0	6	1959	3	8222	N	N	17130 127TH AV SE	
002	143240	0345	11/18/03	\$195,900	1250	0	6	1958	4	8314	N	N	16804 122ND AV SE	
002	143270	0690	4/29/04	\$190,000	1250	0	6	1959	4	7560	N	N	12652 SE 170TH ST	
002	143240	0020	9/14/04	\$180,000	1250	0	6	1958	4	7560	N	N	16828 124TH AV SE	
002	142340	0170	8/5/03	\$189,500	1250	0	6	1958	4	9208	N	N	16125 120TH AV SE	
002	282305	9117	1/4/05	\$235,900	1260	0	6	1981	3	13500	N	N	17324 117TH AV SE	
002	143270	1180	6/28/05	\$230,000	1270	0	6	1960	4	8755	N	N	12541 SE 172ND ST	
002	143260	0305	1/26/05	\$216,000	1270	0	6	1958	3	15120	N	N	15786 118TH PL SE	
002	143260	0375	6/16/03	\$183,000	1270	0	6	1959	3	7035	N	N	15752 118TH AV SE	
002	143260	0305	11/24/03	\$173,000	1270	0	6	1958	3	15120	N	N	15786 118TH PL SE	
002	143240	0095	1/19/05	\$200,700	1280	0	6	1958	4	7572	N	N	17115 125TH AV SE	
002	143300	0040	8/29/03	\$188,900	1280	0	6	1960	4	9463	N	N	17117 125TH PL SE	
002	723150	0500	12/17/04	\$282,500	1280	840	6	1989	3	6000	Y	N	505 CEDAR AV S	
002	863710	0270	7/15/05	\$240,000	1290	0	6	1993	3	3617	N	N	10922 SE 169TH PL	
002	863710	0210	10/21/04	\$224,500	1290	0	6	1994	3	5440	N	N	10952 SE 169TH PL	
002	863710	0330	4/26/04	\$212,000	1290	0	6	1994	3	4581	N	N	17007 110TH PL SE	

***Improved Sales Used in this Annual Update Analysis***  
**Area 30**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	143260	0570	9/24/04	\$195,500	1300	0	6	1959	4	7700	N	N	15851 118TH AV SE
002	863710	0400	10/26/05	\$265,000	1310	0	6	1994	3	5297	N	N	17032 110TH PL SE
002	143240	0165	7/17/05	\$248,300	1320	0	6	1958	4	7912	N	N	16811 125TH AV SE
002	289260	0030	6/3/05	\$210,000	1330	0	6	1952	3	10081	N	N	16804 113TH AV SE
002	143260	0150	10/26/04	\$206,900	1330	0	6	1958	3	9840	N	N	11719 SE 160TH ST
002	142350	0190	10/16/03	\$178,000	1330	0	6	1959	4	8413	N	N	16220 121ST AV SE
002	143240	1060	10/18/05	\$256,000	1340	0	6	1958	4	7200	N	N	11851 SE 170TH PL
002	863710	0350	8/9/05	\$250,000	1340	0	6	1994	3	3752	N	N	17017 110TH PL SE
002	863710	0390	7/27/05	\$249,950	1340	0	6	1994	3	4890	N	N	17033 110TH PL SE
002	863710	0370	5/5/04	\$206,000	1340	0	6	1994	3	5670	N	N	17025 110TH PL SE
002	143240	0505	3/31/05	\$234,380	1350	0	6	1958	3	7560	N	N	16811 123RD AV SE
002	722900	0010	5/6/04	\$240,000	1350	0	6	1959	4	10800	N	N	17211 129TH AV SE
002	143240	0155	6/27/05	\$277,500	1360	0	6	1958	4	7865	N	N	16827 125TH AV SE
002	143240	0155	2/24/04	\$208,800	1360	0	6	1958	4	7865	N	N	16827 125TH AV SE
002	143270	1540	8/27/04	\$222,000	1370	0	6	1959	3	9364	N	N	16943 125TH PL SE
002	289270	0041	10/29/04	\$224,500	1370	0	6	1963	4	7439	N	N	17022 113TH AV SE
002	143260	0250	6/21/05	\$235,000	1380	0	6	1958	3	7632	N	N	15770 119TH PL SE
002	143240	0750	6/18/03	\$186,969	1410	0	6	1958	3	7560	N	N	16819 121ST AV SE
002	143260	0715	6/30/03	\$185,000	1410	0	6	1959	4	7630	N	N	11832 SE 157TH PL
002	143260	0360	1/30/04	\$184,000	1410	0	6	1958	4	7560	N	N	15759 119TH PL SE
002	143240	0555	11/22/04	\$244,000	1420	0	6	1958	4	8926	N	N	16864 121ST AV SE
002	143240	0555	9/20/04	\$222,500	1420	0	6	1958	4	8926	N	N	16864 121ST AV SE
002	143240	0525	7/28/04	\$195,950	1430	0	6	1958	5	7560	N	N	16820 121ST AV SE
002	143240	1015	7/26/04	\$210,000	1440	0	6	1958	4	7200	N	N	11659 SE 170TH PL
002	722140	0100	10/21/04	\$279,000	1440	0	6	1984	3	4622	Y	N	411 RENTON AV S
002	143240	0805	7/23/04	\$212,000	1450	0	6	1958	4	8882	N	N	16803 120TH AV SE
002	282305	9118	9/20/05	\$240,000	1470	0	6	1977	4	9652	N	N	17312 117TH AV SE
002	142320	0190	12/14/04	\$236,550	1480	0	6	1957	4	10028	N	N	11680 SE 163RD ST
002	143260	0140	11/12/03	\$194,530	1490	0	6	1958	3	9825	N	N	11711 SE 160TH ST
002	143270	0310	4/5/04	\$190,800	1500	0	6	1959	4	7560	N	N	12673 SE 169TH ST
002	143240	0590	4/1/04	\$225,446	1520	0	6	1958	3	8495	N	N	12116 SE 170TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 30**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	143260	0405	10/4/05	\$269,950	1620	0	6	1959	5	7560	N	N	15852 118TH AV SE
002	143240	1070	1/12/04	\$211,000	1660	0	6	1958	3	7200	N	N	11867 SE 170TH PL
002	008800	0240	2/1/05	\$185,000	1670	0	6	1953	4	18000	N	N	11461 SE 162ND ST
002	008800	0022	6/23/04	\$220,600	1720	0	6	1947	3	14400	N	N	11114 SE 162ND ST
002	143240	0475	8/24/04	\$230,000	1810	0	6	1958	4	8926	N	N	16855 123RD AV SE
002	143270	0040	1/14/03	\$205,950	1830	0	6	1959	4	7560	N	N	12677 SE 168TH ST
002	142350	0560	12/22/05	\$329,950	2220	0	6	1959	4	12082	N	N	12211 SE 161ST PL
002	143240	0050	3/3/05	\$249,000	2250	0	6	1958	4	7560	N	N	17004 124TH AV SE
002	008800	0441	10/1/03	\$227,500	2880	0	6	1940	4	7200	N	N	16420 111TH AV SE
002	329470	0030	2/26/04	\$204,900	800	550	7	1912	5	8700	N	N	814 CEDAR AV S
002	329470	0173	5/20/03	\$235,000	840	480	7	1952	4	9394	Y	N	805 GRANT AV S
002	864553	0250	3/31/03	\$219,950	870	840	7	1980	3	8436	N	N	1409 OLYMPIA AV SE
002	247336	0140	8/21/03	\$225,000	880	400	7	1981	4	15436	N	N	13413 SE 171ST PL
002	247336	0020	6/5/03	\$210,000	880	530	7	1981	3	9608	N	N	17222 134TH AV SE
002	864552	0050	5/22/04	\$238,500	890	860	7	1980	3	7590	N	N	3215 SE 20TH CT
002	142390	0790	10/17/05	\$260,000	910	0	7	1967	4	8146	N	N	12325 SE 167TH ST
002	247340	0130	9/8/05	\$309,000	910	700	7	1978	4	8400	N	N	16541 132ND PL SE
002	142390	1050	5/17/05	\$235,000	910	0	7	1967	3	8115	N	N	12319 SE 166TH ST
002	864550	0650	9/13/04	\$258,500	910	900	7	1977	3	9758	N	N	1821 LAKE YOUNGS WY SE
002	142390	0790	5/7/03	\$184,950	910	0	7	1967	4	8146	N	N	12325 SE 167TH ST
002	142390	1110	3/25/03	\$182,000	910	0	7	1967	4	9562	N	N	16621 123RD AV SE
002	282305	9080	6/11/05	\$208,000	940	0	7	1962	3	7700	N	N	16029 126TH AV SE
002	143310	0150	8/5/04	\$196,350	940	0	7	1962	4	8770	N	N	16142 126TH AV SE
002	143290	0290	12/1/04	\$175,000	940	0	7	1962	4	9632	N	N	16407 128TH AV SE
002	282305	9080	2/12/03	\$150,000	940	0	7	1962	3	7700	N	N	16029 126TH AV SE
002	247336	0190	7/20/05	\$300,000	950	440	7	1981	3	16790	N	N	17103 134TH AV SE
002	247310	0320	5/18/05	\$237,400	950	0	7	1967	4	8710	N	N	13515 SE 173RD PL
002	247338	0450	11/4/04	\$237,000	950	480	7	1976	3	7275	N	N	16230 131ST AV SE
002	247336	0160	7/6/04	\$234,950	950	300	7	1981	4	17980	N	N	13414 SE 171ST PL
002	247310	0400	12/24/03	\$205,600	950	0	7	1967	4	9100	N	N	13705 SE 173RD PL
002	289270	0070	9/29/05	\$295,000	960	800	7	1981	3	7260	N	N	17114 113TH AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 30**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	247336	0110	10/26/05	\$284,950	960	400	7	1981	3	9944	N	N	13402 SE 172ND PL
002	289270	0070	12/10/03	\$231,861	960	800	7	1981	3	7260	N	N	17114 113TH AV SE
002	142370	0610	7/9/04	\$187,000	960	0	7	1966	4	8032	N	N	11613 SE 164TH ST
002	739930	0390	5/14/03	\$199,000	970	0	7	1969	3	8316	N	N	2111 SE 20TH CT
002	247336	0180	6/24/03	\$226,950	980	550	7	1981	3	10646	N	N	13404 SE 171ST PL
002	143290	0030	4/8/03	\$185,000	980	430	7	1962	3	7700	N	N	12728 SE 163RD ST
002	142380	0080	10/21/04	\$205,000	990	0	7	1966	4	8012	N	N	16411 120TH AV SE
002	142390	0840	11/21/05	\$264,950	1000	0	7	1966	4	9656	N	N	12305 SE 167TH ST
002	247325	0880	8/23/05	\$285,500	1000	440	7	1974	3	7350	N	N	13452 SE FAIRWOOD BL
002	381130	0060	7/28/05	\$283,000	1000	500	7	1983	3	7490	N	N	17223 109TH PL SE
002	739930	0280	6/29/04	\$223,000	1000	0	7	1969	4	8142	N	N	2107 SE 21ST CT
002	739930	0440	5/3/04	\$210,000	1000	0	7	1969	4	7812	N	N	1920 ABERDEEN AV SE
002	381130	0060	3/30/04	\$209,900	1000	500	7	1983	3	7490	N	N	17223 109TH PL SE
002	739930	0280	8/19/03	\$189,000	1000	0	7	1969	4	8142	N	N	2107 SE 21ST CT
002	142390	0040	8/29/03	\$170,000	1000	0	7	1966	4	7700	N	N	12207 SE 164TH ST
002	143310	0230	8/24/05	\$292,000	1010	720	7	1962	3	7527	N	N	16323 127TH AV SE
002	143150	0080	9/1/05	\$290,000	1010	700	7	1961	3	8820	N	N	15657 123RD AV SE
002	143310	0080	8/9/05	\$284,900	1010	600	7	1962	3	8166	N	N	16159 126TH AV SE
002	143310	0280	7/15/05	\$290,000	1010	500	7	1962	4	11613	N	N	12700 SE 163RD ST
002	684300	0010	12/8/05	\$285,000	1010	700	7	1962	3	17646	N	N	1840 EDMONDS WY SE
002	143320	0030	11/4/05	\$283,950	1010	700	7	1967	4	8830	N	N	12518 SE 164TH PL
002	143320	0120	8/11/05	\$279,500	1010	750	7	1967	3	7560	N	N	16412 125TH AV SE
002	143150	0480	4/27/05	\$253,500	1010	500	7	1962	3	8236	N	N	15812 124TH AV SE
002	143320	0050	3/28/05	\$245,000	1010	1010	7	1967	4	9448	N	N	12506 SE 164TH PL
002	143280	0480	2/18/05	\$240,000	1010	720	7	1961	3	7700	N	N	12647 SE 162ND ST
002	143170	0270	4/13/05	\$257,000	1010	700	7	1962	4	6720	N	N	12638 SE 160TH ST
002	143170	0420	6/21/05	\$254,410	1010	1010	7	1962	3	9000	N	N	12655 SE 160TH ST
002	008800	0081	6/2/05	\$261,950	1010	300	7	1978	3	16285	N	N	11505 SE 160TH PL
002	008800	0745	8/24/04	\$225,000	1010	0	7	1963	3	11520	N	N	16465 109TH AV SE
002	143160	0130	1/26/05	\$241,000	1010	700	7	1962	4	7125	N	N	12430 SE 160TH ST
002	143150	0170	11/12/04	\$214,000	1010	0	7	1961	4	9675	N	N	16035 123RD PL SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 30**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	143310	0160	4/28/03	\$208,450	1010	0	7	1962	4	8145	N	N	16150 126TH AV SE
002	143280	0320	8/7/03	\$225,000	1010	430	7	1961	4	7700	N	N	12660 SE 162ND ST
002	684300	0020	6/9/03	\$234,350	1010	800	7	1962	3	14350	N	N	1832 EDMONDS WY SE
002	143170	0350	4/13/04	\$198,500	1010	0	7	1962	4	7700	N	N	12451 SE 160TH ST
002	143280	0020	7/28/03	\$212,500	1010	720	7	1961	3	20320	N	N	12606 SE 161ST ST
002	143150	0480	11/12/03	\$210,000	1010	500	7	1962	3	8236	N	N	15812 124TH AV SE
002	143170	0240	8/16/04	\$190,000	1010	0	7	1962	3	6804	N	N	12647 SE 158TH ST
002	143290	0370	4/21/03	\$210,000	1010	490	7	1962	4	9259	N	N	16332 128TH AV SE
002	684300	0160	5/6/03	\$211,000	1010	700	7	1962	3	9230	N	N	1817 EDMONDS WY SE
002	143310	0290	8/15/03	\$206,000	1010	500	7	1962	4	7613	N	N	12704 SE 163RD ST
002	143310	0300	8/24/04	\$205,000	1010	670	7	1962	4	7939	N	N	16304 127TH AV SE
002	143170	0020	9/23/03	\$203,000	1010	700	7	1962	3	7700	N	N	12430 SE 158TH ST
002	143170	0140	4/26/04	\$213,000	1010	1010	7	1963	4	7068	N	N	12816 SE 158TH ST
002	143170	0420	11/19/04	\$205,500	1010	1010	7	1962	3	9000	N	N	12655 SE 160TH ST
002	143280	0190	9/27/03	\$190,000	1010	480	7	1961	3	9788	N	N	12637 SE 161ST ST
002	143280	0340	1/13/03	\$187,500	1010	720	7	1961	4	7700	N	N	12648 SE 162ND ST
002	143170	0260	8/21/03	\$189,000	1010	1010	7	1962	4	6750	N	N	12644 SE 160TH ST
002	864550	0280	8/5/05	\$299,900	1020	450	7	1963	4	8806	N	N	2712 SE 16TH ST
002	864550	1130	4/16/04	\$228,000	1020	700	7	1963	4	7700	N	N	1633 FERNDALE AV SE
002	143170	0470	9/5/05	\$282,500	1030	700	7	1962	4	7482	N	N	12821 SE 160TH ST
002	337810	0040	5/20/05	\$236,000	1030	0	7	1967	3	7176	N	N	10724 SE 165TH ST
002	143150	0400	8/9/04	\$230,000	1030	700	7	1961	4	8800	N	N	12318 SE 158TH ST
002	143170	0380	5/8/03	\$199,000	1030	0	7	1962	3	7700	N	N	12627 SE 160TH ST
002	142391	0290	12/22/03	\$189,950	1030	0	7	1968	4	7245	N	N	16630 127TH AV SE
002	142391	0250	11/7/05	\$265,000	1040	0	7	1966	4	8366	N	N	16652 127TH AV SE
002	247310	1190	11/23/04	\$243,500	1040	490	7	1967	3	8800	N	N	17112 136TH PL SE
002	142390	0130	3/21/05	\$235,000	1050	600	7	1967	3	7350	N	N	16409 125TH AV SE
002	247340	0170	9/29/05	\$327,000	1060	680	7	1978	3	8400	N	N	16625 132ND PL SE
002	143140	0160	7/5/05	\$269,000	1060	0	7	1961	3	8924	N	N	12008 SE 157TH PL
002	247340	0660	6/24/04	\$253,141	1060	440	7	1978	3	9750	N	N	16507 133RD PL SE
002	247340	0410	8/25/03	\$245,000	1060	650	7	1978	3	8075	N	N	16536 132ND PL SE

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**Area 30**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	247340	0420	12/4/03	\$247,000	1060	700	7	1978	4	7705	N	N	16530 132ND PL SE
002	247340	0500	3/5/03	\$226,500	1060	700	7	1977	3	9800	N	N	16623 133RD PL SE
002	722140	0286	1/19/05	\$314,000	1070	750	7	1953	4	8702	Y	N	1314 S 7TH ST
002	247338	1240	9/26/03	\$199,000	1070	0	7	1977	4	9388	N	N	16213 131ST AV SE
002	247338	0650	6/25/03	\$165,000	1070	0	7	1969	3	7000	N	N	16317 128TH PL SE
002	667307	0170	9/14/05	\$300,500	1080	700	7	1981	3	8625	N	N	2018 EDMONDS DR SE
002	246070	0150	12/7/05	\$305,000	1080	440	7	1981	4	6200	N	N	15808 130TH PL SE
002	864550	0170	6/23/04	\$270,000	1080	800	7	1964	4	12075	N	N	2616 LAKE YOUNGS CT SE
002	246070	0870	12/27/04	\$269,950	1080	440	7	1981	4	7210	N	N	13009 SE 159TH ST
002	864550	0320	12/17/04	\$248,000	1080	1080	7	1963	3	7474	N	N	2616 SE 16TH ST
002	246070	1020	8/25/04	\$240,000	1080	440	7	1979	3	7210	N	N	13025 SE 159TH PL
002	864552	0010	11/23/04	\$250,950	1080	790	7	1980	4	7597	N	N	3111 SE 20TH CT
002	329470	0410	7/15/03	\$300,000	1080	580	7	1969	3	21121	Y	N	1015 JONES AV S
002	864551	0880	9/24/03	\$224,000	1080	820	7	1977	3	9408	N	N	1724 MONROE AV SE
002	246070	0960	9/2/03	\$215,000	1080	440	7	1979	3	7350	N	N	13024 SE 159TH PL
002	246070	0480	6/18/04	\$215,000	1080	400	7	1981	3	6000	N	N	15606 129TH PL SE
002	864554	0060	6/2/03	\$223,000	1080	700	7	1980	4	7743	N	N	1705 PIERCE AV SE
002	864550	1180	3/4/03	\$203,000	1080	700	7	1977	3	7700	N	N	1713 FERNDALE AV SE
002	864550	0600	10/28/04	\$265,000	1090	760	7	1977	3	8330	N	N	1734 GLENNWOOD AV SE
002	864551	1540	8/11/04	\$242,500	1090	530	7	1976	3	6930	N	N	1666 MONROE CT SE
002	864551	0010	11/5/03	\$230,000	1090	530	7	1976	3	8470	N	N	1607 LAKE YOUNGS WY SE
002	142360	0120	9/11/03	\$197,714	1090	0	7	1967	4	7278	N	N	16728 125TH AV SE
002	381130	0080	3/21/03	\$214,000	1090	440	7	1983	3	7768	N	N	17216 109TH PL SE
002	247338	0500	6/17/03	\$181,500	1090	0	7	1969	3	10854	N	N	12916 SE 162ND ST
002	864551	0810	7/15/03	\$214,000	1090	700	7	1977	3	9450	N	N	1707 MONROE AV SE
002	247340	0200	11/8/04	\$273,000	1100	770	7	1978	3	17355	N	N	16723 132ND PL SE
002	247340	0280	9/20/05	\$269,950	1100	320	7	1978	3	8140	N	N	13414 SE 168TH ST
002	142390	0870	11/23/04	\$250,000	1100	530	7	1967	4	7700	N	N	12207 SE 167TH ST
002	864550	0990	7/13/04	\$244,000	1100	650	7	1963	3	7700	N	N	1624 FERNDALE AV SE
002	247340	0240	4/29/03	\$225,000	1100	770	7	1978	3	8448	N	N	13307 SE 168TH ST
002	864551	1110	12/16/05	\$301,000	1120	820	7	1976	4	8400	N	N	1413 HARRINGTON AV SE

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**Area 30**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
002	142370	0240	12/4/03	\$225,000	1120	690	7	1996	3	7700	N	N	11623 SE 166TH PL	
002	864550	0140	11/21/03	\$213,000	1120	480	7	1963	3	8250	N	N	2640 LAKE YOUNGS CT SE	
002	142390	0210	9/22/03	\$192,900	1120	0	7	1966	4	7756	N	N	12300 SE 165TH ST	
002	247340	0270	9/27/05	\$276,950	1130	290	7	1978	3	9150	N	N	13407 SE 168TH ST	
002	247340	0470	12/1/04	\$263,950	1130	280	7	1977	3	10500	N	N	13215 SE 166TH PL	
002	247340	0310	6/20/05	\$237,350	1130	360	7	1977	3	8470	N	N	13316 SE 168TH ST	
002	247340	0310	4/16/04	\$227,264	1130	360	7	1977	3	8470	N	N	13316 SE 168TH ST	
002	247340	0470	7/1/03	\$195,000	1130	280	7	1977	3	10500	N	N	13215 SE 166TH PL	
002	247310	0150	12/16/05	\$279,950	1140	620	7	1967	3	7700	N	N	13604 SE 170TH ST	
002	142380	0320	5/13/04	\$235,000	1140	700	7	1963	3	11853	N	N	16554 119TH AV SE	
002	247310	1160	6/25/04	\$239,000	1140	620	7	1967	3	8580	N	N	17136 136TH PL SE	
002	247340	0490	10/15/03	\$236,000	1140	280	7	2003	3	9375	N	N	16615 133RD PL SE	
002	793840	0020	6/9/05	\$150,400	1140	0	7	1961	4	10125	N	N	17232 116TH AV SE	
002	864554	0210	10/27/05	\$302,500	1150	250	7	1980	3	9000	N	N	3624 SE 19TH CT	
002	864551	0020	11/22/04	\$279,000	1150	600	7	1976	3	9782	N	N	1609 LAKE YOUNGS WY SE	
002	864554	0150	10/27/04	\$260,000	1150	250	7	1980	3	7500	N	N	3614 SE 18TH CT	
002	247325	0800	9/18/03	\$208,000	1150	0	7	1976	3	6930	N	N	13703 SE 163RD ST	
002	142370	0750	4/30/03	\$186,400	1150	0	7	1964	3	7703	N	N	11704 SE 165TH ST	
002	864553	0070	12/8/03	\$221,500	1150	250	7	1980	4	9877	N	N	1727 OLYMPIA AV SE	
002	739930	1220	5/10/03	\$215,000	1150	230	7	1973	3	9500	N	N	1802 ABERDEEN AV SE	
002	143280	0220	7/22/03	\$196,891	1150	720	7	1961	4	7700	N	N	12659 SE 161ST ST	
002	722140	0230	3/1/05	\$440,000	1160	1160	7	1979	3	13454	Y	N	630 CEDAR AV S	
002	795507	0050	6/28/05	\$293,000	1160	490	7	1979	3	7200	N	N	12837 SE 161ST ST	
002	246070	0550	8/25/04	\$264,000	1160	400	7	1981	3	5500	N	N	15649 129TH CT SE	
002	864550	0950	8/24/04	\$269,950	1160	1000	7	1980	3	7700	N	N	1726 FERNDALE AV SE	
002	008800	0133	12/20/04	\$219,900	1160	0	7	1981	3	13200	N	N	11201 SE 162ND ST	
002	864552	0200	3/25/04	\$233,000	1160	200	7	1979	3	7888	N	N	3201 SE 19TH CT	
002	247325	0490	3/26/03	\$203,000	1160	0	7	1969	3	8400	N	N	13539 SE 161ST PL	
002	246070	0620	8/17/04	\$229,000	1160	490	7	1981	3	8000	N	N	15627 129TH PL SE	
002	795507	0030	10/10/03	\$231,908	1160	490	7	1979	4	6941	N	N	12825 SE 161ST ST	
002	142380	0160	12/18/03	\$188,750	1160	0	7	1966	4	9330	N	N	11834 SE 165TH ST	

***Improved Sales Used in this Annual Update Analysis***  
**Area 30**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	246070	0230	6/9/03	\$217,500	1160	490	7	1979	3	7000	N	N	12934 SE 159TH ST
002	246070	0850	3/20/03	\$222,950	1160	400	7	1981	4	7210	N	N	12951 SE 159TH ST
002	722140	0191	9/18/03	\$300,000	1160	700	7	1949	4	10875	Y	N	515 RENTON AV S
002	247325	0470	4/16/03	\$227,500	1170	470	7	1977	4	10600	N	N	13521 SE 161ST PL
002	247310	0460	9/6/05	\$280,000	1180	650	7	1967	3	9520	N	N	13811 SE 173RD PL
002	008800	0427	11/22/04	\$280,000	1180	720	7	2002	3	4595	N	N	11124 SE 168TH ST
002	739930	0410	9/19/03	\$205,000	1180	0	7	1968	4	7876	N	N	2120 SE 20TH CT
002	247325	0500	12/30/03	\$205,000	1180	0	7	1969	4	8400	N	N	13547 SE 161ST PL
002	896000	0110	8/10/03	\$190,000	1180	0	7	1967	4	7891	N	N	17317 125TH AV SE
002	247325	1180	2/19/03	\$194,950	1180	0	7	1967	4	13650	N	N	16416 139TH PL SE
002	247340	0020	5/22/04	\$190,000	1180	250	7	1977	3	7704	N	N	16411 132ND PL SE
002	864550	0220	10/13/05	\$265,000	1190	0	7	1963	4	8950	N	N	2625 LAKE YOUNGS CT SE
002	247338	0880	7/6/04	\$217,000	1190	0	7	1977	4	8443	N	N	16376 130TH AV SE
002	739930	0580	8/20/04	\$238,000	1190	570	7	1968	4	6790	N	N	1913 CAMAS CT SE
002	247325	1360	2/22/03	\$197,250	1190	0	7	1968	3	7560	N	N	13817 SE 161ST PL
002	739930	0530	9/2/03	\$215,000	1190	570	7	1968	4	8256	N	N	2133 BLAINE CIR SE
002	142360	0030	4/15/05	\$245,000	1200	0	7	1967	3	8173	N	N	12520 SE 166TH ST
002	247325	0860	9/10/04	\$233,000	1200	0	7	1974	3	7350	N	N	13602 SE FAIRWOOD BL
002	247520	0870	4/4/05	\$246,000	1200	0	7	1985	3	5773	N	N	2160 SE 8TH DR
002	864550	0010	5/26/05	\$267,500	1200	550	7	1976	4	6955	N	N	1320 LAKE YOUNGS WY SE
002	864550	0090	8/25/03	\$232,000	1200	0	7	1979	3	7956	N	N	1319 LAKE YOUNGS WY SE
002	143170	0330	3/18/03	\$214,950	1200	720	7	1962	3	10650	N	N	12436 SE 160TH ST
002	142360	0150	1/27/05	\$190,000	1200	0	7	1967	4	7325	N	N	16752 125TH AV SE
002	722920	0260	9/11/03	\$189,950	1200	0	7	1967	4	8001	N	N	17034 130TH AV SE
002	247338	1280	3/28/05	\$297,000	1210	330	7	1975	3	7346	N	N	16309 131ST AV SE
002	722920	0010	6/29/04	\$255,000	1210	700	7	1967	3	7500	N	N	16917 130TH AV SE
002	247338	0640	6/21/03	\$194,990	1210	0	7	1976	3	7000	N	N	16309 128TH PL SE
002	739930	0860	10/27/03	\$230,000	1210	290	7	1968	4	7308	N	N	2006 DAYTON CT SE
002	864553	0370	5/28/03	\$208,000	1210	330	7	1980	3	7560	N	N	3313 SE 16TH PL
002	247344	0230	9/28/05	\$322,000	1220	600	7	1972	4	8876	N	N	15901 132ND PL SE
002	282305	9029	2/18/05	\$267,000	1220	280	7	1988	3	17715	N	N	17311 117TH AV SE

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**Area 30**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	864550	1520	11/24/04	\$242,950	1220	570	7	1980	3	8250	N	N	1807 FERNDALE AV SE
002	142370	0420	7/7/05	\$262,500	1230	0	7	1963	4	7718	N	N	11717 SE 165TH ST
002	142390	0760	8/25/05	\$262,400	1230	0	7	1966	4	7975	N	N	16618 124TH AV SE
002	142391	0010	6/15/04	\$222,900	1230	0	7	1966	3	7416	N	N	12758 SE 168TH ST
002	142391	0090	8/26/04	\$233,870	1230	0	7	1966	4	8058	N	N	16714 127TH AV SE
002	247520	0510	8/6/03	\$195,000	1230	0	7	1986	3	5655	N	N	2062 SE 8TH PL
002	864551	1620	2/20/03	\$209,900	1230	650	7	1977	3	8640	N	N	1509 INDEX AV SE
002	142391	0270	12/2/04	\$170,000	1230	0	7	1966	3	7885	N	N	16642 127TH AV SE
002	247325	0230	10/21/05	\$334,900	1240	280	7	1978	4	12800	N	N	16105 135TH AV SE
002	247310	0900	12/20/05	\$270,000	1240	0	7	1967	3	7210	N	N	13713 SE 172ND ST
002	247310	1260	8/25/05	\$265,950	1240	0	7	1967	3	7210	N	N	13641 SE 171ST PL
002	247310	0490	12/5/05	\$287,950	1240	430	7	1967	3	12573	N	N	17264 139TH PL SE
002	864551	0550	9/14/05	\$295,000	1240	730	7	1976	3	7455	N	N	1611 HARRINGTON AV SE
002	247520	1070	5/5/05	\$249,000	1240	0	7	1986	3	4000	N	N	2127 SE 8TH PL
002	247310	0800	2/28/05	\$230,000	1240	0	7	1967	3	7455	N	N	17255 138TH AV SE
002	247310	0800	5/20/04	\$225,000	1240	0	7	1967	3	7455	N	N	17255 138TH AV SE
002	739930	0780	2/22/05	\$255,000	1240	290	7	1968	3	6600	N	N	2024 DAYTON DR SE
002	247310	0620	7/23/04	\$221,000	1240	0	7	1967	3	8840	N	N	17110 139TH PL SE
002	864551	0220	6/27/03	\$254,000	1240	890	7	1977	3	11750	N	N	3138 SE 17TH CT
002	247310	0470	1/23/03	\$240,000	1240	430	7	1967	4	11297	N	N	13817 SE 173RD PL
002	864551	1360	9/3/04	\$243,000	1240	800	7	1977	3	20448	N	N	1638 INDEX AV SE
002	247520	0130	8/31/04	\$224,500	1240	0	7	1987	3	4601	N	N	2425 SE 8TH PL
002	247342	0090	4/22/03	\$233,500	1240	500	7	1979	3	7480	N	N	16816 135TH PL SE
002	247310	0820	4/17/03	\$222,950	1240	400	7	1967	3	7276	N	N	17263 138TH AV SE
002	142370	0330	7/16/03	\$200,000	1240	0	7	1964	4	8144	N	N	16524 118TH AV SE
002	247310	0790	3/10/04	\$210,000	1240	0	7	1967	4	8528	N	N	17251 138TH AV SE
002	247325	0230	2/24/03	\$227,000	1240	280	7	1978	4	12800	N	N	16105 135TH AV SE
002	864551	1190	10/14/03	\$225,000	1240	500	7	1977	4	15884	N	N	1301 HARRINGTON AV SE
002	247310	0590	9/24/03	\$194,950	1240	0	7	1967	4	9100	N	N	17204 139TH PL SE
002	247338	0160	12/22/05	\$355,950	1250	620	7	1969	4	7988	N	N	13053 SE 160TH PL
002	142360	0100	12/21/05	\$280,000	1250	0	7	1967	3	7278	N	N	16712 125TH AV SE

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**Area 30**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	142360	0130	10/28/05	\$266,500	1250	0	7	1967	3	7278	N	N	16736 125TH AV SE
002	247338	1140	6/8/05	\$308,700	1250	470	7	1977	4	7000	N	N	16310 128TH PL SE
002	247338	0330	11/2/05	\$309,950	1250	620	7	1969	4	8302	N	N	13101 SE 162ND PL
002	142390	0730	9/16/05	\$257,500	1250	0	7	1967	4	8260	N	N	16516 124TH AV SE
002	247339	0140	6/13/05	\$298,000	1250	470	7	1968	4	7500	N	N	13313 SE 160TH PL
002	142391	0920	11/2/05	\$270,000	1250	310	7	1967	3	7834	N	N	16630 126TH PL SE
002	247310	0110	5/6/05	\$259,500	1250	0	7	1966	4	7480	N	N	13700 SE 170TH ST
002	722920	0350	12/7/04	\$237,000	1250	0	7	1967	3	6698	N	N	16946 130TH AV SE
002	247338	0260	10/13/04	\$262,500	1250	630	7	1969	3	9574	N	N	13050 SE 161ST ST
002	247310	0110	7/20/04	\$244,500	1250	0	7	1966	4	7480	N	N	13700 SE 170TH ST
002	247520	0990	5/2/05	\$239,950	1250	0	7	1988	3	4037	N	N	2049 SE 8TH PL
002	247325	1460	8/6/04	\$229,000	1250	0	7	1969	4	7455	N	N	13820 SE FAIRWOOD BL
002	142390	0320	1/25/05	\$219,995	1250	0	7	1966	4	7975	N	N	12221 SE 165TH ST
002	247339	0360	6/28/04	\$246,000	1250	470	7	1968	3	7820	N	N	13207 SE 162ND PL
002	864551	0860	7/31/03	\$243,000	1250	800	7	1977	3	7505	N	N	1732 MONROE AV SE
002	247520	0400	7/12/04	\$219,950	1250	0	7	1986	3	4589	N	N	2142 SE 8TH PL
002	247339	0220	5/15/03	\$239,500	1250	470	7	1968	4	13350	N	N	13232 SE 160TH PL
002	247339	0130	11/17/03	\$225,000	1250	600	7	1968	3	7752	N	N	13307 SE 160TH PL
002	142360	0390	12/28/05	\$261,500	1260	0	7	1963	4	7280	N	N	16710 126TH AV SE
002	142380	0120	8/22/05	\$258,950	1260	0	7	1964	4	9241	N	N	11922 SE 165TH ST
002	143150	0210	10/11/05	\$262,000	1260	0	7	1962	4	12740	N	N	12379 SE 160TH ST
002	282305	9131	6/6/05	\$279,950	1260	260	7	1988	3	9750	N	N	17301 117TH AV SE
002	282305	9131	5/26/04	\$246,000	1260	260	7	1988	3	9750	N	N	17301 117TH AV SE
002	739930	0760	7/31/03	\$240,000	1260	290	7	1968	4	7500	N	N	2100 DAYTON DR SE
002	142380	0120	8/16/04	\$190,000	1260	0	7	1964	4	9241	N	N	11922 SE 165TH ST
002	864550	0150	12/20/04	\$259,950	1270	990	7	1969	3	7590	Y	N	2632 LAKE YOUNGS CT SE
002	008700	0065	5/27/04	\$264,950	1270	780	7	2004	3	7612	N	N	1515 S 28TH PL
002	247338	0820	9/26/03	\$242,000	1270	1000	7	1976	4	8280	N	N	13101 SE 164TH ST
002	246070	0500	7/19/05	\$349,900	1280	500	7	1981	3	7600	N	N	15625 129TH CT SE
002	246070	0430	11/21/05	\$313,000	1280	500	7	1981	3	8400	N	N	15634 129TH PL SE
002	795507	0060	7/25/05	\$308,900	1280	500	7	1979	4	7110	N	N	12843 SE 161ST ST

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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	864551	0270	11/16/05	\$293,950	1280	440	7	1976	3	8023	N	N	3108 SE 17TH CT
002	864551	1090	9/28/05	\$290,000	1280	980	7	1977	3	9095	N	N	2810 SE 16TH ST
002	246070	0410	6/16/05	\$294,950	1280	500	7	1981	4	8050	N	N	15638 129TH PL SE
002	282305	9049	11/9/05	\$285,000	1280	720	7	1957	3	30928	N	N	17460 117TH AV SE
002	864551	0030	6/28/05	\$271,175	1280	600	7	1978	3	8591	N	N	1611 INDEX CT SE
002	864552	0180	9/21/04	\$275,000	1280	800	7	1979	3	7844	N	N	3109 SE 19TH CT
002	864551	0870	5/24/05	\$275,000	1280	1000	7	1976	3	6832	N	N	1728 MONROE AV SE
002	247344	0020	10/14/04	\$269,070	1280	700	7	1973	4	7410	N	N	13211 SE 159TH PL
002	247310	0330	3/3/05	\$226,000	1280	0	7	1967	3	8710	N	N	13521 SE 173RD PL
002	247520	1280	7/26/04	\$261,950	1280	660	7	1989	3	4225	N	N	2312 SE 8TH DR
002	143280	0270	8/12/04	\$213,500	1280	0	7	1961	4	8164	N	N	16105 128TH AV SE
002	247520	0740	9/22/04	\$255,000	1280	660	7	1989	3	4125	N	N	2109 SE 8TH DR
002	247520	0630	12/16/03	\$256,000	1280	660	7	1989	3	4000	N	N	2038 SE 8TH DR
002	864554	0370	6/23/04	\$250,000	1280	600	7	1980	3	13600	N	N	1636 PIERCE AV SE
002	247338	0890	5/18/04	\$238,450	1280	0	7	1977	3	9998	N	N	16370 130TH AV SE
002	247520	0840	10/6/04	\$251,515	1280	660	7	1989	3	3898	N	N	2217 SE 8TH DR
002	864551	1320	4/14/04	\$250,000	1280	960	7	1977	3	21608	N	N	1624 INDEX AV SE
002	247520	0010	8/8/03	\$248,500	1280	590	7	1988	3	4085	N	N	2307 SE 8TH DR
002	246070	0560	9/25/03	\$245,000	1280	570	7	1981	3	6050	N	N	15653 129TH CT SE
002	247520	0620	8/27/03	\$245,000	1280	660	7	1989	3	4804	N	N	2040 SE 8TH PL
002	246070	0170	7/26/04	\$240,000	1280	570	7	1981	3	6500	N	N	15807 130TH PL SE
002	246070	0010	6/28/04	\$236,750	1280	570	7	1979	3	6510	N	N	15930 131ST PL SE
002	143280	0070	7/25/03	\$197,500	1280	0	7	1961	4	13300	N	N	12636 SE 161ST ST
002	246070	1000	3/11/04	\$244,000	1280	500	7	1979	4	7200	N	N	13015 SE 159TH PL
002	246070	0810	7/2/03	\$236,900	1280	570	7	1979	4	7200	N	N	12921 SE 160TH ST
002	864551	1290	6/6/03	\$229,500	1280	900	7	1977	3	18944	N	N	1612 INDEX AV SE
002	247338	0360	7/15/03	\$225,000	1280	470	7	1977	4	9527	N	N	13122 SE 164TH ST
002	864553	0290	4/21/03	\$225,500	1280	700	7	1980	3	8468	N	N	1406 NEWPORT CT SE
002	246070	0460	8/27/03	\$223,500	1280	500	7	1981	3	12600	N	N	15618 129TH PL SE
002	247338	1170	4/23/03	\$217,500	1280	920	7	1977	3	7875	N	N	16214 128TH PL SE
002	246070	0640	8/10/05	\$220,000	1280	570	7	1981	3	7000	N	N	15647 129TH PL SE

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002	864550	1210	9/24/03	\$216,000	1280	960	7	1977	3	7700	N	N	1733 FERNDALE AV SE
002	143290	0210	9/25/03	\$171,500	1280	0	7	1962	4	7381	N	N	12716 SE 164TH ST
002	142391	0530	12/15/05	\$272,000	1290	0	7	1967	3	7792	N	N	16749 128TH AV SE
002	247342	0010	11/21/05	\$322,500	1290	820	7	1979	3	10527	N	N	13520 SE 170TH PL
002	008700	0068	6/29/04	\$280,000	1290	810	7	2004	3	5400	N	N	1509 S 28TH PL
002	864553	0030	3/8/05	\$273,000	1290	940	7	1979	3	7254	N	N	3323 SE 17TH ST
002	247520	0020	1/25/05	\$241,500	1290	0	7	1989	3	3926	N	N	2309 SE 8TH DR
002	008700	0067	5/18/04	\$271,950	1290	810	7	2004	3	6247	N	N	1508 S 28TH PL
002	142391	0530	4/20/04	\$210,000	1290	0	7	1967	3	7792	N	N	16749 128TH AV SE
002	162680	0015	2/25/05	\$220,000	1290	0	7	1957	4	10800	N	N	10822 SE 173RD ST
002	143140	0240	5/14/04	\$223,950	1290	510	7	1961	3	8030	N	N	15734 121ST AV SE
002	864553	0430	3/2/05	\$255,000	1290	900	7	1980	4	9222	N	N	1609 OLYMPIA AV SE
002	864553	0430	7/23/03	\$243,000	1290	900	7	1980	4	9222	N	N	1609 OLYMPIA AV SE
002	143170	0400	3/23/04	\$220,000	1290	1010	7	1962	4	7700	N	N	12639 SE 160TH ST
002	864554	0310	5/13/03	\$233,000	1290	680	7	1980	4	7442	N	N	1728 PIERCE AV SE
002	142380	0250	12/12/05	\$277,950	1300	0	7	1966	4	8050	N	N	16511 120TH AV SE
002	864560	0050	5/19/05	\$240,000	1300	0	7	1963	3	8250	N	N	1424 LAKE YOUNGS WY SE
002	739930	0110	3/8/04	\$267,000	1300	320	7	1973	3	8625	N	N	2013 ABERDEEN PL SE
002	247325	0270	10/4/04	\$259,900	1300	530	7	1977	3	9100	N	N	16207 135TH AV SE
002	008700	0069	6/24/04	\$269,950	1300	780	7	2004	3	6218	N	N	1503 S 28TH PL
002	282305	9051	7/21/04	\$228,000	1300	600	7	1959	3	11475	N	N	17412 117TH AV SE
002	722921	0050	3/26/04	\$205,000	1300	0	7	1968	3	8010	N	N	17243 130TH AV SE
002	143280	0550	7/30/03	\$193,925	1300	0	7	1962	4	7700	N	N	16035 126TH AV SE
002	864560	0050	4/28/03	\$195,400	1300	0	7	1963	3	8250	N	N	1424 LAKE YOUNGS WY SE
002	722140	0055	2/3/03	\$250,000	1300	300	7	1956	3	8640	Y	N	311 RENTON AV S
002	142360	0370	9/29/05	\$252,500	1310	0	7	1966	3	7754	N	N	16626 126TH AV SE
002	142380	0180	9/9/05	\$255,000	1310	0	7	1966	4	7738	N	N	11818 SE 165TH ST
002	247342	0040	11/17/03	\$233,000	1310	870	7	1978	3	7480	N	N	16914 135TH PL SE
002	246070	0580	8/18/03	\$191,000	1310	0	7	2002	3	6000	N	N	15652 129TH CT SE
002	864560	0040	9/10/03	\$174,950	1310	0	7	1976	3	7700	N	N	1412 LAKE YOUNGS WY SE
002	142360	0450	10/12/05	\$269,500	1320	0	7	1963	4	7178	N	N	12610 SE 168TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 30**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	008800	0170	4/20/04	\$355,000	1320	140	7	1947	4	89298	N	N	16217 114TH AV SE
002	247344	0040	4/25/05	\$295,000	1320	600	7	1973	3	7410	N	N	13309 SE 159TH PL
002	247340	0620	7/27/05	\$263,000	1320	0	7	1978	3	8317	N	N	16528 133RD PL SE
002	247340	0630	6/19/03	\$215,250	1320	0	7	1978	3	8341	N	N	16522 133RD PL SE
002	247310	0310	12/15/03	\$216,000	1320	0	7	1967	4	7313	N	N	13510 SE 173RD PL
002	008800	0425	5/2/03	\$197,500	1320	0	7	2003	3	8500	N	N	11116 SE 168TH ST
002	142390	0830	3/21/03	\$187,000	1320	0	7	1966	3	8644	N	N	12309 SE 167TH ST
002	142370	0410	5/24/04	\$192,000	1320	0	7	1963	4	7575	N	N	16515 118TH AV SE
002	864550	0480	2/12/03	\$194,950	1320	0	7	1968	4	7700	N	N	1606 GLENNWOOD AV SE
002	247325	0260	9/26/05	\$309,500	1330	360	7	1979	4	9100	N	N	16203 135TH AV SE
002	247325	0240	5/25/05	\$275,000	1330	360	7	1979	4	11172	N	N	16111 135TH AV SE
002	247339	0670	5/2/04	\$234,000	1330	0	7	1969	4	6800	N	N	13242 SE 161ST PL
002	795507	0170	4/22/03	\$225,000	1330	0	7	1979	4	7460	N	N	16037 128TH PL SE
002	247520	0270	3/27/03	\$234,950	1330	0	7	1989	3	4050	Y	N	2332 SE 8TH PL
002	142380	1060	12/1/03	\$179,950	1330	0	7	1966	3	7700	N	N	12015 SE 164TH ST
002	142370	0050	4/14/05	\$243,000	1340	0	7	1963	4	9914	N	N	16720 117TH AV SE
002	247340	0600	5/6/04	\$239,950	1340	0	7	1977	3	8075	N	N	16600 132ND PL SE
002	247340	0210	8/25/04	\$239,500	1340	0	7	1978	3	14025	N	N	13203 SE 168TH ST
002	246070	0070	11/13/03	\$214,900	1340	0	7	1980	3	7000	N	N	15820 131ST PL SE
002	246070	0980	5/12/03	\$206,000	1340	0	7	1980	3	7200	N	N	13014 SE 159TH PL
002	247325	0990	10/14/04	\$237,500	1350	0	7	1968	3	12500	N	N	13433 SE FAIRWOOD BL
002	247325	0160	4/28/05	\$251,000	1350	0	7	1968	4	12000	N	N	13544 SE 161ST PL
002	142391	0100	11/18/05	\$280,000	1360	0	7	1966	4	8343	N	N	12705 SE 167TH PL
002	864550	0450	12/8/05	\$287,000	1360	0	7	1963	5	8346	N	N	1603 LAKE YOUNGS WY SE
002	142391	0220	3/18/05	\$226,000	1360	0	7	1966	4	8707	N	N	12722 SE 167TH PL
002	246070	0590	6/22/04	\$225,500	1360	0	7	1981	3	6090	N	N	15648 129TH CT SE
002	142390	0080	6/18/03	\$210,800	1360	0	7	1966	4	7700	N	N	12303 SE 164TH ST
002	247325	1010	11/28/05	\$293,950	1370	0	7	1974	4	8750	N	N	13449 SE FAIRWOOD BL
002	864550	0880	11/16/05	\$329,000	1380	600	7	1980	3	7437	N	N	1812 FERNDALE AV SE
002	722920	0110	10/11/05	\$248,000	1380	0	7	1966	4	7836	N	N	17033 130TH AV SE
002	864554	0200	7/23/05	\$312,600	1390	430	7	1980	3	9000	N	N	3628 SE 19TH CT

***Improved Sales Used in this Annual Update Analysis***  
**Area 30**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
002	793840	0050	11/14/05	\$260,000	1390	0	7	1974	4	10125	N	N	17248 116TH AV SE	
002	864551	1690	7/20/05	\$291,000	1390	500	7	1977	3	8364	N	N	1600 HARRINGTON AV SE	
002	864554	0420	8/13/04	\$315,500	1390	1000	7	1980	4	10920	N	N	1608 PIERCE AV SE	
002	864551	0660	5/10/05	\$286,000	1390	460	7	1977	3	7350	N	N	1637 INDEX AV SE	
002	142380	0300	12/17/04	\$233,000	1390	0	7	1965	4	7937	N	N	11926 SE 167TH ST	
002	864551	1630	11/15/04	\$265,000	1390	500	7	1977	3	8120	N	N	1601 INDEX AV SE	
002	864551	0740	11/24/04	\$255,000	1390	550	7	1976	3	7738	N	N	1675 INDEX AV SE	
002	247325	1200	1/2/04	\$224,950	1390	0	7	1967	4	11726	N	N	16404 139TH PL SE	
002	667307	0330	8/11/04	\$247,950	1390	480	7	1981	3	10200	N	N	2107 SE 21ST ST	
002	864553	0230	6/23/03	\$249,950	1390	450	7	1980	3	14750	N	N	1402 OLYMPIA AV SE	
002	247325	1350	2/19/04	\$220,000	1390	0	7	1968	3	7350	N	N	13811 SE 161ST PL	
002	142370	0620	3/5/04	\$216,000	1390	0	7	1966	4	7700	N	N	11621 SE 164TH ST	
002	864551	1430	11/15/04	\$242,500	1390	430	7	1976	3	7208	N	N	1668 INDEX AV SE	
002	793840	0050	4/17/03	\$200,000	1390	0	7	1974	4	10125	N	N	17248 116TH AV SE	
002	864551	1260	7/28/03	\$230,000	1390	460	7	1977	3	17990	N	N	1514 INDEX AV SE	
002	864551	0740	1/8/03	\$224,500	1390	550	7	1976	3	7738	N	N	1675 INDEX AV SE	
002	142390	0410	2/21/03	\$187,500	1390	0	7	1966	4	8250	N	N	12212 SE 166TH ST	
002	247325	1440	6/23/05	\$285,000	1400	0	7	1968	4	7904	N	N	13834 SE FAIRWOOD BL	
002	247310	0830	9/22/04	\$265,000	1400	470	7	1967	3	11021	N	N	17269 138TH AV SE	
002	142391	1100	5/5/04	\$222,950	1400	0	7	1967	3	7590	N	N	16653 127TH AV SE	
002	142380	0580	6/4/04	\$201,000	1400	0	7	1965	3	8050	N	N	12008 SE 168TH ST	
002	722140	0175	7/13/04	\$310,000	1400	520	7	1907	5	15750	Y	N	508 CEDAR AV S	
002	142380	0510	12/1/03	\$209,000	1400	0	7	1963	4	10452	N	N	11933 SE 167TH ST	
002	247310	1430	9/30/03	\$224,950	1400	750	7	1966	4	8580	N	N	17028 136TH PL SE	
002	247338	0220	6/25/05	\$295,250	1410	340	7	1969	4	8548	N	N	13070 SE 161ST ST	
002	723150	0440	5/13/04	\$274,950	1410	0	7	1990	3	6000	Y	N	524 MILL AV S	
002	722910	0200	6/28/05	\$240,000	1420	0	7	1965	4	10396	N	N	17002 129TH AV SE	
002	864550	0690	7/23/04	\$287,500	1430	950	7	2001	3	7700	N	N	1609 GLENNWOOD AV SE	
002	143180	0010	12/17/04	\$255,000	1430	1100	7	1963	3	7455	N	N	12118 SE 160TH ST	
002	247338	0350	12/12/03	\$255,000	1430	360	7	1969	3	14691	N	N	13109 SE 162ND PL	
002	247338	0320	11/29/04	\$264,950	1430	360	7	1969	4	9652	N	N	16121 131ST PL SE	

***Improved Sales Used in this Annual Update Analysis***  
**Area 30**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	739930	0650	10/12/05	\$278,400	1440	0	7	1967	3	6900	N	N	2000 CAMAS CT SE
002	142391	0890	12/15/04	\$257,000	1440	0	7	1968	3	9158	N	N	16617 126TH PL SE
002	142391	0300	7/13/04	\$250,900	1440	0	7	1966	3	7389	N	N	16624 127TH AV SE
002	739930	0600	6/10/04	\$250,000	1440	0	7	1968	4	7304	N	N	1925 CAMAS CT SE
002	247325	0810	9/11/03	\$219,950	1440	0	7	1976	3	7626	N	N	13713 SE 163RD ST
002	247325	1380	8/19/03	\$209,000	1440	0	7	1968	3	8750	N	N	13837 SE 161ST PL
002	864552	0100	3/1/04	\$240,000	1440	480	7	1980	4	11186	N	N	3308 SE 20TH CT
002	247325	0530	5/7/03	\$189,500	1440	0	7	1968	3	8300	N	N	16151 138TH AV SE
002	247325	0110	4/24/03	\$180,000	1440	0	7	1967	4	10500	N	N	13800 SE 161ST PL
002	722900	0090	6/23/05	\$284,500	1460	0	7	1961	4	10800	N	N	17236 128TH AV SE
002	247340	0460	8/24/05	\$301,500	1460	0	7	1978	3	9960	N	N	16504 132ND PL SE
002	722921	0070	8/10/05	\$273,950	1470	0	7	1968	4	8010	N	N	17234 130TH AV SE
002	864551	0240	8/17/05	\$324,500	1470	1060	7	1977	3	8514	N	N	3126 SE 17TH CT
002	142380	0640	10/13/03	\$225,000	1470	0	7	1965	4	8050	N	N	11912 SE 168TH ST
002	142370	0850	9/28/05	\$279,000	1480	0	7	1963	4	8722	N	N	16523 116TH PL SE
002	739930	1070	5/27/05	\$330,000	1480	890	7	1968	3	7500	N	N	2324 SE 19TH ST
002	247339	0510	10/12/05	\$265,000	1480	0	7	1968	3	7480	N	N	16046 132ND PL SE
002	739930	0960	6/10/05	\$265,000	1480	0	7	1968	4	7107	N	N	2019 EDMONDS DR SE
002	739930	1050	10/29/04	\$255,000	1480	0	7	1968	3	7500	N	N	2408 SE 19TH ST
002	247339	0040	8/25/04	\$245,000	1480	0	7	1968	3	7100	N	N	16130 133RD PL SE
002	247339	0490	5/4/05	\$265,000	1480	0	7	1968	5	7200	N	N	16204 132ND PL SE
002	739930	0700	11/3/04	\$253,950	1480	0	7	1968	4	7500	N	N	2001 DAYTON DR SE
002	739930	0910	6/10/04	\$244,500	1480	0	7	1968	4	7663	N	N	2409 SE 19TH ST
002	247310	0020	2/22/05	\$229,950	1480	0	7	1966	4	7700	N	N	17030 138TH PL SE
002	739930	1240	10/24/03	\$239,950	1480	0	7	1967	4	10981	N	N	1725 ABERDEEN AV SE
002	739930	0560	11/11/03	\$231,000	1480	0	7	1968	3	8802	N	N	2205 BLAINE CIR SE
002	247325	0760	5/10/03	\$223,000	1480	0	7	1976	3	8085	N	N	13531 SE 163RD ST
002	247339	0400	11/3/03	\$220,250	1480	0	7	1968	4	13120	N	N	16225 132ND PL SE
002	247338	1290	5/15/03	\$213,052	1480	0	7	1975	3	7390	N	N	16315 131ST AV SE
002	739930	1240	5/22/03	\$230,000	1480	0	7	1967	4	10981	N	N	1725 ABERDEEN AV SE
002	739930	0430	5/8/03	\$220,950	1480	0	7	1969	4	7920	N	N	2106 SE 20TH CT

***Improved Sales Used in this Annual Update Analysis***  
**Area 30**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	739930	0270	6/27/03	\$218,750	1480	0	7	1969	4	8228	N	N	2030 ABERDEEN AV SE
002	739930	0830	5/12/03	\$214,000	1480	0	7	1968	4	8200	N	N	2024 DAYTON CT SE
002	247310	0430	10/5/04	\$230,000	1490	0	7	1973	3	9100	N	N	13723 SE 173RD PL
002	864551	0890	4/28/03	\$225,000	1490	800	7	1976	3	7300	N	N	1720 MONROE AV SE
002	247310	0610	1/4/05	\$250,000	1500	0	7	1967	3	9100	N	N	17116 139TH PL SE
002	247310	0610	8/22/03	\$207,900	1500	0	7	1967	3	9100	N	N	17116 139TH PL SE
002	247310	0240	12/11/03	\$217,000	1500	0	7	1967	4	10206	N	N	17115 136TH PL SE
002	142391	0940	10/22/04	\$210,000	1500	0	7	1967	4	7913	N	N	16616 126TH PL SE
002	143170	0280	6/16/03	\$246,000	1510	1150	7	1962	4	7344	N	N	12630 SE 160TH ST
002	292305	9058	4/1/04	\$206,000	1510	0	7	1953	3	26308	N	N	10917 SE 168TH ST
002	247339	0190	9/12/05	\$269,950	1520	0	7	1968	3	11248	N	N	13256 SE 160TH PL
002	247520	0680	6/8/04	\$227,000	1520	0	7	1989	3	4275	N	N	2045 SE 8TH DR
002	739930	0060	2/14/03	\$215,000	1520	0	7	1973	4	9625	N	N	1917 ABERDEEN AV SE
002	142390	1060	3/10/04	\$172,000	1520	0	7	1966	3	7920	N	N	12311 SE 166TH ST
002	247325	1290	5/25/05	\$257,000	1530	0	7	1968	3	9600	N	N	13826 SE 163RD ST
002	247325	1190	7/8/04	\$251,000	1530	0	7	1967	4	11625	N	N	16410 139TH PL SE
002	739930	0150	5/25/04	\$235,000	1530	0	7	1973	3	7770	N	N	2022 ABERDEEN PL SE
002	247520	0780	5/25/04	\$227,000	1530	0	7	1989	3	4093	N	N	2123 SE 8TH DR
002	247338	0030	7/24/03	\$209,950	1550	0	7	1969	4	7875	N	N	16104 131ST PL SE
002	143150	0020	7/26/05	\$261,000	1560	0	7	1962	3	8415	N	N	16001 123RD AV SE
002	246070	0990	3/21/05	\$235,000	1560	0	7	1979	3	7200	N	N	13011 SE 159TH PL
002	247310	0010	3/23/04	\$229,900	1560	0	7	1966	3	7569	N	N	17036 138TH PL SE
002	864551	0170	10/8/03	\$249,000	1560	410	7	1978	3	8820	N	N	1706 LAKE YOUNGS WY SE
002	289270	0080	4/24/03	\$235,000	1560	0	7	1981	3	7213	N	N	17122 113TH AV SE
002	247520	0460	6/14/05	\$266,000	1570	0	7	1986	3	4683	N	N	2130 SE 8TH PL
002	142390	0170	2/25/04	\$218,950	1570	0	7	1966	4	7993	N	N	12322 SE 165TH ST
002	247520	0410	9/5/03	\$232,900	1570	0	7	1986	3	4110	N	N	2140 SE 8TH PL
002	142391	0420	5/1/03	\$217,500	1570	0	7	1967	4	10650	N	N	12720 SE 167TH ST
002	667307	0010	10/29/03	\$215,000	1570	0	7	1979	3	8800	N	N	2114 113TH PL SE
002	329470	0461	7/11/03	\$205,000	1570	0	7	1953	4	9750	Y	N	719 JONES AV S
002	142370	0500	8/15/05	\$267,000	1580	0	7	1963	5	7614	N	N	16540 116TH PL SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 30**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	864550	0490	12/2/05	\$270,000	1600	0	7	1978	3	7700	N	N	1608 GLENNWOOD AV SE
002	864550	0820	6/27/05	\$279,900	1600	0	7	1977	4	8820	N	N	1809 GLENNWOOD AV SE
002	723150	0430	6/2/05	\$321,000	1600	0	7	1997	3	6000	Y	N	520 MILL AV S
002	864550	1470	12/18/04	\$250,000	1600	0	7	1979	4	9545	N	N	1912 LAKE YOUNGS WY SE
002	246070	0630	11/9/04	\$267,950	1600	680	7	1981	3	7830	N	N	15637 129TH PL SE
002	142390	0630	6/3/04	\$234,500	1600	0	7	1967	5	7787	N	N	16729 125TH AV SE
002	246070	0710	9/20/04	\$250,000	1600	680	7	1979	3	5225	N	N	12901 SE 158TH PL
002	739930	1020	7/16/04	\$232,000	1600	0	7	1968	4	9520	N	N	1906 EDMONDS DR SE
002	247339	0520	10/27/03	\$225,000	1610	0	7	1968	4	7480	N	N	16040 132ND PL SE
002	247520	1160	6/19/03	\$216,000	1610	0	7	1986	3	4525	N	N	2223 SE 8TH PL
002	247344	0090	1/2/04	\$238,500	1620	0	7	1969	3	30048	N	N	13411 SE 159TH PL
002	247344	0090	8/14/03	\$229,950	1620	0	7	1969	3	30048	N	N	13411 SE 159TH PL
002	739930	0480	9/15/03	\$242,000	1620	0	7	1975	4	7500	N	N	1902 ABERDEEN AV SE
002	739930	0070	8/24/05	\$264,000	1630	0	7	1973	4	9360	N	N	1921 ABERDEEN PL SE
002	142380	0330	1/21/05	\$220,000	1640	0	7	1966	3	7826	N	N	16550 119TH AV SE
002	143160	0090	12/22/03	\$205,000	1640	0	7	1962	3	7200	N	N	12411 SE 158TH ST
002	247340	0390	8/13/03	\$224,000	1640	0	7	1977	3	8400	N	N	16600 133RD PL SE
002	247338	0210	4/13/04	\$245,500	1650	0	7	1969	4	8485	N	N	16025 131ST PL SE
002	143150	0420	7/25/03	\$210,000	1650	780	7	1962	4	7700	N	N	12334 SE 158TH ST
002	722910	0020	7/27/05	\$284,000	1660	0	7	1965	4	10350	N	N	17040 128TH AV SE
002	247310	0970	4/14/05	\$245,500	1660	0	7	1967	3	7638	N	N	17109 139TH PL SE
002	247310	0780	12/31/03	\$229,950	1660	0	7	1967	4	8632	N	N	17250 138TH AV SE
002	247310	0970	3/25/03	\$203,500	1660	0	7	1967	3	7638	N	N	17109 139TH PL SE
002	247520	1150	5/29/03	\$214,000	1660	0	7	1986	3	3798	N	N	2221 SE 8TH PL
002	289260	0021	2/12/04	\$193,500	1660	0	7	1952	4	10740	N	N	16821 113TH AV SE
002	143170	0010	5/14/04	\$214,900	1670	0	7	1962	3	7700	N	N	12424 SE 158TH ST
002	247338	1130	7/28/04	\$206,400	1670	0	7	1969	4	7000	N	N	16318 128TH PL SE
002	143310	0210	9/24/04	\$236,000	1680	0	7	1962	4	8176	N	N	16314 126TH AV SE
002	247310	0500	11/9/04	\$270,000	1690	0	7	1967	4	9525	N	N	17258 139TH PL SE
002	247338	0960	11/19/04	\$252,500	1690	0	7	1970	4	8436	N	N	16394 129TH AV SE
002	247520	1310	10/30/03	\$240,000	1700	0	7	1987	3	4201	N	N	2306 SE 8TH DR

***Improved Sales Used in this Annual Update Analysis***  
**Area 30**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	142390	0270	4/2/05	\$244,000	1710	0	7	1966	4	8250	N	N	12108 SE 165TH ST
002	722920	0270	5/16/05	\$276,950	1720	0	7	1966	4	8458	N	N	17026 130TH AV SE
002	247338	0620	3/28/05	\$280,000	1720	0	7	1969	4	7043	N	N	16223 128TH PL SE
002	143150	0350	7/25/05	\$242,000	1720	0	7	1961	3	7500	N	N	12336 SE 160TH ST
002	722900	0120	5/2/03	\$227,000	1730	0	7	1959	3	15200	N	N	17212 129TH AV SE
002	864550	0470	8/15/05	\$285,000	1750	0	7	1974	3	7811	N	N	2707 SE 16TH ST
002	142391	1170	8/5/05	\$265,000	1750	0	7	1968	4	8007	N	N	16721 127TH AV SE
002	247344	0030	6/3/03	\$235,000	1750	0	7	1973	3	7410	N	N	13303 SE 159TH PL
002	142391	0350	6/17/05	\$275,900	1760	0	7	1968	4	8800	N	N	12715 SE 166TH ST
002	722920	0280	5/12/05	\$259,950	1760	0	7	1967	4	7624	N	N	17014 130TH AV SE
002	143150	0380	1/27/05	\$254,000	1760	0	7	1961	5	7590	N	N	12302 SE 158TH ST
002	247520	0320	5/27/03	\$240,000	1760	0	7	1986	3	4400	Y	N	2234 SE 8TH PL
002	247520	0700	6/24/04	\$233,500	1760	0	7	1985	3	5445	N	N	2059 SE 8TH DR
002	247520	0180	6/30/03	\$235,950	1760	0	7	1986	3	5329	Y	N	2438 SE 8TH PL
002	143170	0090	8/20/03	\$220,000	1770	0	7	1962	4	8030	N	N	12652 SE 158TH ST
002	143170	0460	10/14/03	\$200,000	1770	0	7	1962	3	7626	N	N	12811 SE 158TH ST
002	142390	0820	10/11/05	\$280,000	1800	0	7	1966	4	8154	N	N	12313 SE 167TH ST
002	247520	1270	7/23/04	\$249,950	1800	0	7	1986	3	4727	N	N	2314 SE 8TH DR
002	247520	1270	3/10/03	\$230,950	1800	0	7	1986	3	4727	N	N	2314 SE 8TH DR
002	142391	0050	9/28/04	\$221,000	1820	0	7	1966	4	7200	N	N	12724 SE 168TH ST
002	247338	1110	1/28/04	\$227,000	1820	0	7	1970	4	8450	N	N	16330 128TH PL SE
002	723150	0210	2/24/05	\$325,000	1870	700	7	1949	4	4284	Y	N	339 CEDAR AV S
002	722140	0245	8/27/04	\$355,000	1900	980	7	1912	4	6075	Y	N	611 CEDAR AV S
002	143170	0440	8/21/03	\$232,000	1960	0	7	1962	3	7544	N	N	12669 SE 160TH ST
002	739930	0520	8/18/03	\$225,000	1960	0	7	1968	3	8589	N	N	2129 BLAINE CIR SE
002	143290	0350	6/27/05	\$280,500	1980	0	7	1962	4	7958	N	N	16318 128TH AV SE
002	143170	0360	9/14/05	\$311,500	1980	710	7	1962	4	7700	N	N	12611 SE 160TH ST
002	143170	0250	7/11/05	\$255,000	1980	0	7	1962	3	13500	N	N	12652 SE 160TH ST
002	247520	0330	11/14/05	\$326,500	2010	0	7	1986	3	4400	Y	N	2232 SE 8TH PL
002	162680	0035	12/9/03	\$224,000	2020	0	7	1990	3	13000	N	N	10805 SE 173RD ST
002	247338	0600	5/12/04	\$249,950	2040	0	7	1969	3	10944	N	N	16211 128TH PL SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 30**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	247338	0600	7/30/03	\$224,950	2040	0	7	1969	3	10944	N	N	16211 128TH PL SE
002	008800	0532	4/22/04	\$250,000	2050	0	7	2002	3	10478	N	N	10918 SE 168TH ST
002	143310	0270	8/10/05	\$324,950	2080	0	7	1985	3	14054	N	N	16301 127TH AV SE
002	008700	0066	2/2/04	\$246,000	2140	0	7	1949	4	19252	N	N	2824 BENSON RD S
002	247338	1230	3/4/03	\$243,500	2190	0	7	1977	4	8478	N	N	16205 131ST AV SE
002	247310	0810	12/3/03	\$235,000	2300	0	7	1967	4	8064	N	N	17259 138TH AV SE
002	143270	0700	7/6/05	\$317,000	2310	0	7	1959	4	7560	N	N	12660 SE 170TH ST
002	739910	0130	4/26/05	\$189,500	840	430	8	1966	3	2926	N	N	1601 BLAINE CT SE
002	739910	0170	10/14/03	\$155,000	840	480	8	1966	3	1848	N	N	1609 BLAINE CT SE
002	739910	0190	2/7/03	\$139,950	840	430	8	1966	3	2002	N	N	1613 BLAINE CT SE
002	723150	0380	7/9/04	\$320,000	1020	500	8	1978	3	5750	Y	N	411 CEDAR AV S
002	667306	0110	12/7/05	\$302,500	1160	450	8	1979	4	8625	N	N	2110 SE 22ND PL
002	667306	0110	7/21/04	\$250,000	1160	450	8	1979	4	8625	N	N	2110 SE 22ND PL
002	739910	0050	11/25/03	\$155,000	1200	0	8	1966	3	1848	N	N	1604 ABERDEEN CT SE
002	292305	9083	2/3/03	\$232,000	1210	420	8	1957	4	9750	N	N	11520 SE 176TH ST
002	667306	0240	2/25/04	\$251,800	1220	900	8	1979	4	9800	N	N	2114 MONTEREY CT SE
002	667306	0260	3/21/03	\$239,000	1220	910	8	1979	4	8610	N	N	2111 MONTEREY CT SE
002	667306	0120	4/26/04	\$230,000	1220	640	8	1979	4	8400	N	N	2122 ABERDEEN CT SE
002	722140	0165	9/4/03	\$287,000	1220	420	8	1950	3	6750	Y	N	501 RENTON AV S
002	739920	0700	9/20/04	\$291,000	1290	1230	8	1978	3	7500	N	N	1925 ROLLING HILLS AV SE
002	739920	0790	4/22/04	\$270,000	1290	1200	8	1976	3	9200	N	N	1923 JONES CT SE
002	739900	0630	3/24/04	\$240,000	1290	500	8	1964	3	7347	N	N	1614 ROLLING HILLS AV SE
002	739900	0430	5/19/05	\$301,950	1300	360	8	1974	3	7000	N	N	1626 LINCOLN CT SE
002	739920	0590	9/28/04	\$260,000	1330	330	8	1970	3	7500	N	N	1713 SE 18TH PL
002	739920	0320	9/29/03	\$270,000	1340	730	8	1976	4	8250	N	N	2006 JONES CIR SE
002	739910	0010	3/26/04	\$173,000	1390	0	8	1966	3	2002	N	N	1596 ABERDEEN CT SE
002	386480	0080	4/3/03	\$194,500	1390	0	8	2002	3	3631	N	N	17306 125TH AV SE
002	386480	0090	4/29/03	\$194,500	1390	0	8	2002	3	3633	N	N	17312 125TH AV SE
002	386480	0120	2/28/03	\$192,650	1390	0	8	2002	3	3641	N	N	17330 125TH AV SE
002	386480	0130	2/13/03	\$191,900	1390	0	8	2002	3	3643	N	N	17336 125TH AV SE
002	722140	0250	8/30/05	\$480,000	1400	950	8	1985	3	6075	Y	N	617 CEDAR AV S

***Improved Sales Used in this Annual Update Analysis***  
**Area 30**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
002	667305	0240	4/5/05	\$269,000	1450	0	8	1978	3	7875	N	N	1908 SE 21ST PL
002	667305	0300	1/27/03	\$224,000	1450	0	8	1978	4	8750	N	N	1716 SE 21ST PL
002	142390	0450	9/22/05	\$358,000	1480	700	8	1966	5	8250	N	N	16607 122ND AV SE
002	667305	0200	10/28/05	\$298,950	1490	700	8	1978	3	7875	N	N	1910 SE 22ND PL
002	667306	0210	8/13/03	\$243,500	1490	780	8	1979	4	7980	N	N	2008 SE 22ND PL
002	667306	0020	2/25/03	\$220,000	1490	780	8	1979	4	7752	N	N	2001 SE 22ND PL
002	667305	0310	12/9/05	\$350,000	1520	700	8	1977	3	7650	N	N	2106 JONES PL SE
002	667305	0220	7/8/04	\$284,000	1540	810	8	1978	3	11368	N	N	2110 LINCOLN PL SE
002	667306	0050	5/14/04	\$235,000	1540	0	8	1979	4	7752	N	N	2019 SE 22ND PL
002	667306	0270	12/9/03	\$235,000	1540	0	8	1979	4	7600	N	N	2117 MONTEREY CT SE
002	386480	0100	2/1/05	\$258,000	1550	0	8	2002	3	4432	N	N	17318 125TH AV SE
002	386480	0100	5/23/03	\$221,500	1550	0	8	2002	3	4432	N	N	17318 125TH AV SE
002	386480	0110	7/17/03	\$219,500	1550	0	8	2002	3	4435	N	N	17324 125TH AV SE
002	739900	0500	5/9/05	\$358,000	1570	400	8	1966	4	8500	N	N	1933 SE 17TH CT
002	739920	0470	12/17/03	\$250,500	1600	0	8	1968	4	8400	N	N	1808 ROLLING HILLS AV SE
002	739920	0800	2/13/03	\$260,000	1680	430	8	1970	4	8400	N	N	1929 JONES CT SE
002	739920	0260	7/27/05	\$355,000	1740	500	8	1967	3	8148	N	N	2009 JONES CIR SE
002	739900	0030	7/28/05	\$349,900	1760	0	8	1971	3	6500	N	N	1731 JONES DR SE
002	564050	0030	5/12/04	\$379,950	1830	0	8	2003	3	4048	Y	N	1332 BEACON WY S
002	722140	0020	3/1/05	\$378,550	1860	300	8	2004	3	3255	Y	N	1209 S 3RD ST
002	008800	0690	7/12/04	\$283,000	1870	0	8	2002	3	11782	N	N	16422 108TH AV SE
002	739920	0080	12/9/03	\$239,000	1870	0	8	1966	4	7400	N	N	1808 LINCOLN CIR SE
002	329470	0231	8/20/04	\$328,900	1890	0	8	1981	3	6458	Y	N	812 GRANT AV S
002	722140	0030	2/15/05	\$360,000	1890	0	8	2004	3	4800	Y	N	1211 S 3RD ST
002	386480	0010	4/29/03	\$268,685	2000	0	8	2002	3	6313	N	N	17228 125TH AV SE
002	386480	0050	8/13/03	\$266,000	2000	0	8	2002	3	5466	N	N	17252 125TH AV SE
002	386480	0050	8/27/03	\$264,000	2000	0	8	2002	3	5466	N	N	17252 125TH AV SE
002	386480	0040	6/12/03	\$259,000	2000	0	8	2002	3	4301	N	N	17246 125TH AV SE
002	739920	0060	8/17/04	\$292,000	2010	0	8	1976	4	9400	N	N	1822 SE 18TH PL
002	386480	0070	6/19/03	\$273,500	2060	0	8	2002	3	6595	N	N	17264 125TH AV SE
002	386480	0060	2/26/03	\$266,900	2060	0	8	2002	3	6562	N	N	17258 125TH AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 30**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	722140	0210	4/26/04	\$360,000	2160	0	8	1906	5	13475	Y	N	600 CEDAR AV S
002	142350	0620	12/20/04	\$281,500	2170	0	8	2004	3	12025	N	N	12316 SE 164TH ST
002	282305	9099	2/10/03	\$271,600	2260	0	8	1980	4	70567	N	N	12844 SE 168TH ST
002	329470	0210	11/14/03	\$470,950	2320	1330	8	1999	3	8532	Y	N	712 GRANT AV S
002	329470	0391	9/27/04	\$273,300	2340	0	8	1965	4	10725	Y	N	910 HIGH AV S
002	722140	0168	10/17/03	\$328,000	2350	0	8	1992	3	7500	Y	N	436 CEDAR AV S
002	722140	0085	7/15/03	\$450,000	2400	750	8	1963	5	9010	Y	N	326 CEDAR AV S
002	564050	0031	6/17/04	\$420,000	2480	0	8	2003	3	4968	Y	N	1338 BEACON WY S
002	722140	0040	1/6/05	\$400,000	2530	620	8	2004	3	5328	Y	N	1203 S 3RD ST
002	739920	0090	7/25/05	\$305,000	2530	0	8	1972	4	9700	N	N	1802 LINCOLN CIR SE
002	739920	0350	4/6/05	\$322,000	2540	0	8	1976	3	9500	N	N	2009 LINCOLN CIR SE
002	564050	0034	2/25/04	\$430,000	2560	0	8	2003	3	5876	Y	N	1406 BEACON WY S
002	008800	0634	8/25/05	\$419,900	2640	0	8	2005	3	5903	N	N	1721 SE 30TH PL
002	008800	0632	8/29/05	\$415,900	2640	0	8	2005	3	5475	N	N	1733 SE 30TH PL
002	722140	0371	3/30/05	\$495,000	2650	400	8	1993	3	8250	Y	N	525 GRANT AV S
002	008800	0631	8/29/05	\$415,950	2670	0	8	2005	3	6087	N	N	3019 KENNEWICK AV SE
002	008800	0633	8/25/05	\$407,900	2680	0	8	2005	3	5265	N	N	1727 SE 30TH PL
002	008800	0637	7/20/05	\$424,950	2690	0	8	2005	3	6885	N	N	3007 KENNEWICK AV SE
002	008800	0630	6/14/05	\$419,950	2690	0	8	2005	3	6513	N	N	3013 KENNEWICK AV SE
002	722140	0443	9/8/04	\$513,950	2770	0	8	1993	3	14225	Y	N	350 RENTON AV S
002	247520	0390	4/23/03	\$330,000	2940	0	8	1986	4	5019	Y	N	2220 SE 8TH PL
002	722140	0201	2/16/05	\$521,100	2080	1240	9	1991	3	10875	Y	N	527 RENTON AV S
002	733000	0010	9/5/03	\$472,500	3170	0	9	1994	3	14199	N	N	1707 SE 7TH CT
002	147306	0100	6/15/05	\$575,000	3300	0	9	2005	3	11444	Y	N	13534 SE 159TH PL
002	733000	0120	11/21/03	\$549,950	3510	1380	9	1994	3	16531	N	N	1706 SE 7TH CT
002	733000	0040	6/28/04	\$569,950	3610	0	9	1994	3	10245	Y	N	1801 SE 7TH CT
002	722140	0477	5/4/05	\$760,000	1760	1770	10	2005	3	7250	Y	N	1506 S 5TH PL
002	722140	0479	7/26/05	\$760,000	1850	1490	10	2005	3	7991	Y	N	1518 S 5TH PL
002	147306	0040	4/18/05	\$590,000	2660	0	10	2004	3	9254	Y	N	13568 SE 159TH PL
002	147306	0110	9/15/04	\$629,950	3170	0	10	2004	3	10679	N	N	13522 SE 156TH PL
002	147306	0080	7/30/04	\$603,310	3190	0	10	2004	3	10664	Y	N	13546 SE 159TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 30**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	326057	0210	10/27/04	\$539,950	3250	0	10	2004	3	4761	N	N	832 LINCOLN AV SE
002	326057	0360	3/26/04	\$515,950	3250	0	10	2003	3	5500	N	N	1828 SE 8TH PL
002	326057	0100	5/3/04	\$509,950	3250	0	10	2003	3	4750	N	N	1827 SE 8TH ST
002	326057	0420	3/31/04	\$509,950	3250	0	10	2003	3	4750	N	N	1823 SE 8TH PL
002	326057	0250	7/15/04	\$539,950	3290	0	10	2003	3	4750	N	N	810 LINCOLN AV SE
002	326057	0400	2/24/04	\$499,950	3290	0	10	2003	3	4750	N	N	1811 SE 8TH PL
002	326057	0070	5/4/04	\$499,950	3290	0	10	2003	3	6542	N	N	1809 SE 8TH ST
002	326057	0440	1/27/04	\$489,000	3290	0	10	2003	3	4750	N	N	1835 SE 8TH PL
002	147306	0050	10/15/04	\$589,000	3300	0	10	2004	3	11070	N	N	13564 SE 159TH PL
002	326057	0300	6/21/04	\$540,000	3310	0	10	2003	3	7055	N	N	722 LINCOLN AV SE
002	326057	0230	8/24/04	\$535,950	3310	0	10	2003	3	4750	N	N	820 LINCOLN AV SE
002	326057	0280	7/23/04	\$529,950	3310	0	10	2003	3	4750	N	N	734 LINCOLN AV SE
002	326057	0110	2/24/04	\$504,950	3310	0	10	2003	3	5843	N	N	1833 SE 8TH ST
002	326057	0480	1/27/04	\$499,950	3310	0	10	2003	3	4750	N	N	1820 SE 8TH ST
002	326057	0030	12/4/03	\$494,950	3310	0	10	2003	3	5068	N	N	1713 SE 8TH ST
002	147306	0010	2/9/05	\$598,500	3390	0	10	2004	3	11641	N	N	13545 SE 159TH PL
002	326057	0290	9/29/04	\$610,950	3420	0	10	2003	3	4751	N	N	728 LINCOLN AV SE
002	326057	0220	6/15/05	\$619,950	3420	0	10	2004	3	4750	N	N	826 LINCOLN AV SE
002	326057	0080	10/12/04	\$589,950	3420	0	10	2003	3	4750	N	N	1815 SE 8TH ST
002	326057	0410	5/25/04	\$589,950	3420	0	10	2003	3	4750	N	N	1817 SE 8TH PL
002	326057	0190	10/20/04	\$584,950	3490	0	10	2003	3	8167	N	N	906 LINCOLN AV SE
002	326057	0200	11/24/04	\$584,950	3490	0	10	2003	3	6055	N	N	900 LINCOLN AV SE
002	326057	0310	7/19/04	\$574,950	3490	0	10	2003	3	7583	N	N	718 LINCOLN AV SE
002	326057	0090	4/21/04	\$549,950	3490	0	10	2003	3	5700	N	N	1821 SE 8TH ST
002	326057	0460	9/30/04	\$553,950	3490	0	10	2003	3	6181	N	N	1832 SE 8TH ST
002	326057	0450	7/14/04	\$553,950	3490	0	10	2003	3	6305	N	N	1841 SE 8TH PL
002	326057	0150	3/25/04	\$564,950	3490	0	10	2003	3	10069	N	N	833 LINCOLN AV SE
002	326057	0470	6/4/04	\$541,000	3490	0	10	2003	3	5700	Y	N	1826 SE 8TH ST
002	326057	0390	3/16/04	\$538,950	3490	0	10	2003	3	5225	N	N	1805 SE 8TH PL
002	326057	0320	9/10/04	\$585,950	3500	0	10	2003	3	6015	N	N	712 LINCOLN AV SE
002	326057	0370	10/7/04	\$594,950	3500	0	10	2004	3	5500	N	N	1822 SE 8TH PL

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**Area 30**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
002	147306	0060	4/12/05	\$705,000	3500	0	10	2004	3	9482	Y	N	13558 SE 159TH PL	
002	326057	0020	3/4/04	\$563,950	3500	0	10	2003	3	5413	N	N	1707 SE 8TH ST	
002	326057	0340	8/9/04	\$569,950	3500	0	10	2004	3	5500	N	N	1840 SE 8TH PL	
002	326057	0350	7/14/05	\$635,000	3520	0	10	2004	3	6600	N	N	1834 SE 8TH PL	
002	326057	0490	1/22/04	\$595,950	3520	0	10	2003	3	5700	N	N	1814 SE 8TH ST	
002	326057	0240	5/24/04	\$594,950	3520	0	10	2003	3	5700	N	N	816 LINCOLN AV SE	
002	326057	0270	6/4/04	\$594,950	3520	0	10	2003	3	5700	N	N	740 LINCOLN AV SE	
002	326057	0350	6/16/04	\$625,950	3520	0	10	2004	3	6600	N	N	1834 SE 8TH PL	
002	326057	0130	8/26/04	\$579,950	3520	0	10	2003	3	5700	Y	N	825 LINCOLN AV SE	
002	326057	0050	3/9/04	\$569,950	3520	0	10	2003	3	5674	N	N	1725 SE 8TH ST	
002	147306	0020	9/15/04	\$709,950	3520	0	10	2004	3	10318	Y	N	13559 SE 159TH PL	
002	326057	0170	7/19/04	\$630,000	3530	0	10	2003	3	10219	N	N	905 LINCOLN AV SE	
002	326057	0160	6/4/04	\$619,950	3530	0	10	2003	3	10229	N	N	837 LINCOLN AV SE	
002	326057	0260	12/7/05	\$635,000	3540	0	10	2003	3	4750	N	N	804 LINCOLN AV SE	
002	326057	0260	9/10/04	\$594,950	3540	0	10	2003	3	4750	N	N	804 LINCOLN AV SE	
002	326057	0430	10/18/04	\$569,950	3540	0	10	2003	3	4750	N	N	1829 SE 8TH PL	
002	326057	0040	6/16/04	\$569,950	3540	0	10	2003	3	4818	N	N	1719 SE 8TH ST	
002	326057	0140	10/20/04	\$569,950	3540	0	10	2003	3	5700	N	N	829 LINCOLN AV SE	
002	147306	0070	1/31/05	\$748,425	3580	0	10	2004	3	9846	Y	N	13552 SE 159TH PL	
002	326057	0330	10/19/05	\$646,950	3590	0	10	2003	3	6918	N	N	1846 SE 8TH PL	
002	326057	0380	10/12/04	\$635,950	3590	0	10	2003	3	6600	N	N	1816 SE 8TH PL	
002	326057	0330	9/28/04	\$635,950	3590	0	10	2003	3	6918	N	N	1846 SE 8TH PL	
002	326057	0380	6/21/05	\$629,000	3590	0	10	2003	3	6600	N	N	1816 SE 8TH PL	
002	326057	0180	6/30/04	\$609,950	3590	0	10	2003	3	8633	N	N	912 LINCOLN AV SE	
002	326057	0060	5/7/04	\$595,950	3590	0	10	2003	3	8370	N	N	1803 SE 8TH ST	
002	326057	0010	3/12/04	\$594,950	3590	0	10	2003	3	7504	N	N	1701 SE 8TH ST	
002	326057	0120	3/31/04	\$595,950	3590	0	10	2003	3	7218	N	N	821 LINCOLN AV SE	
002	147306	0120	12/13/04	\$670,000	3640	0	10	2004	3	21736	N	N	13528 SE 159TH PL	
002	147306	0030	3/29/05	\$730,129	3670	0	10	2005	3	9958	Y	N	13565 SE 159TH PL	
002	326057	0500	12/29/05	\$712,500	3730	0	10	2003	3	9244	N	N	1808 SE 8TH ST	
002	326057	0500	3/31/04	\$630,950	3730	0	10	2003	3	9244	N	N	1808 SE 8TH ST	

***Improved Sales Used in this Annual Update Analysis***  
**Area 30**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	326057	0500	1/27/05	\$630,000	3730	0	10	2003	3	9244	N	N	1808 SE 8TH ST
002	147306	0090	2/15/05	\$745,039	3920	0	10	2004	3	10848	Y	N	13540 SE 159TH PL
003	519800	0040	6/22/05	\$224,500	1030	0	6	1968	4	10582	N	N	16203 SE PETROVITSKY RD
003	519800	0020	10/29/04	\$210,000	1030	0	6	1968	4	8494	N	N	16123 SE PETROVITSKY RD
003	519800	0010	6/22/04	\$179,000	1030	0	6	1968	3	6935	N	N	16121 SE PETROVITSKY RD
003	519800	0070	6/3/03	\$170,000	1030	0	6	1968	4	9271	N	N	16301 SE PETROVITSKY RD
003	352305	9041	10/31/03	\$242,000	1230	0	6	1937	5	46609	N	N	16010 SE PETROVITSKY RD
003	132834	0380	6/20/05	\$294,900	880	460	7	1981	3	12800	N	N	17725 153RD AV SE
003	132834	0210	8/16/05	\$286,056	880	570	7	1979	3	9180	N	N	15209 SE 178TH ST
003	132834	0730	5/8/04	\$234,950	880	0	7	1979	3	9380	N	N	15303 SE 179TH ST
003	132833	0430	11/30/04	\$237,000	890	380	7	1981	4	7800	N	N	17636 156TH AV SE
003	132833	0560	9/22/03	\$235,000	960	670	7	1981	3	8760	N	N	17730 153RD CT SE
003	132834	0200	7/26/05	\$293,000	1030	480	7	1980	3	10200	N	N	15206 SE 178TH PL
003	132834	0410	5/20/05	\$285,000	1030	490	7	1980	3	8295	N	N	15210 SE 178TH ST
003	132833	0770	9/27/05	\$295,000	1060	470	7	1980	3	9170	N	N	15503 SE 179TH ST
003	132830	0920	7/27/04	\$249,000	1080	500	7	1977	3	8395	N	N	15906 SE 177TH ST
003	132830	0700	6/29/04	\$267,000	1080	700	7	1977	4	7632	N	N	15918 SE 176TH PL
003	132830	1230	9/15/03	\$245,000	1080	530	7	1977	3	8260	N	N	17728 159TH AV SE
003	132834	0660	2/23/05	\$296,000	1090	1000	7	1980	4	8400	N	N	17821 152ND PL SE
003	132831	0780	9/20/05	\$317,950	1100	830	7	1977	3	9100	N	N	15537 SE 179TH ST
003	132830	1060	7/6/05	\$299,000	1100	510	7	1977	3	6360	N	N	17811 160TH AV SE
003	132831	0780	8/13/04	\$254,950	1100	830	7	1977	3	9100	N	N	15537 SE 179TH ST
003	132834	0090	8/10/04	\$225,900	1100	530	7	1980	3	6786	N	N	15215 SE 178TH PL
003	247341	0170	7/14/04	\$269,000	1140	490	7	1976	3	7210	N	N	15708 SE 175TH ST
003	247337	0500	3/3/05	\$275,000	1140	460	7	1977	4	10400	N	N	15614 SE 174TH ST
003	247341	0070	5/12/03	\$253,000	1140	1000	7	1976	4	7210	N	N	17407 158TH AV SE
003	132834	0120	12/15/05	\$320,000	1150	380	7	1980	3	5000	N	N	15235 SE 178TH PL
003	132834	0650	12/12/05	\$292,000	1150	440	7	1980	3	6825	N	N	17815 152ND PL SE
003	132831	0720	10/21/05	\$305,000	1150	850	7	1977	4	7920	N	N	17853 156TH PL SE
003	132831	0720	3/30/04	\$248,000	1150	850	7	1977	4	7920	N	N	17853 156TH PL SE
003	132831	0740	12/8/03	\$238,000	1150	860	7	1977	3	8625	N	N	15536 SE 179TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 30**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	132830	0180	3/7/05	\$274,950	1170	800	7	1977	3	6264	N	N	17814 161ST AV SE
003	132834	0300	4/29/03	\$254,000	1170	680	7	1981	4	10720	N	N	17710 153RD AV SE
003	132830	0380	10/24/03	\$233,000	1170	530	7	1977	4	6825	N	N	17729 161ST AV SE
003	132834	0680	9/29/03	\$223,000	1180	0	7	1980	3	10080	N	N	15201 SE 179TH ST
003	132834	0040	6/19/03	\$195,000	1180	0	7	1980	3	7844	N	N	15304 SE 179TH ST
003	132830	1240	5/3/04	\$210,000	1180	460	7	1977	3	8125	N	N	17720 159TH AV SE
003	247341	0590	4/20/05	\$303,000	1200	560	7	1976	3	8058	N	N	17304 158TH AV SE
003	247341	0530	5/19/03	\$262,950	1200	620	7	1975	4	7210	N	N	17414 158TH AV SE
003	132833	0750	11/22/03	\$213,750	1200	260	7	1978	3	9563	N	N	15419 SE 179TH ST
003	132834	0160	1/12/04	\$224,950	1210	0	7	1980	3	5350	N	N	15230 SE 178TH PL
003	247341	0320	9/7/05	\$309,000	1230	430	7	1977	3	6930	N	N	15715 SE 175TH PL
003	132830	0350	2/25/03	\$236,000	1230	770	7	1977	4	6784	N	N	17707 161ST AV SE
003	132830	0200	12/12/03	\$225,000	1230	750	7	1977	3	6890	N	N	17802 161ST AV SE
003	132830	0550	9/12/05	\$285,000	1240	570	7	1977	3	6741	N	N	17708 160TH AV SE
003	132830	0830	11/29/04	\$278,000	1240	640	7	1977	3	7200	N	N	15943 SE 176TH PL
003	132830	0490	8/31/04	\$255,000	1240	800	7	1977	3	6360	N	N	17810 160TH AV SE
003	132830	0160	6/23/03	\$224,950	1240	840	7	1977	3	7700	N	N	17826 161ST AV SE
003	247341	0050	8/16/05	\$330,500	1270	460	7	1976	4	11340	N	N	17333 158TH AV SE
003	247341	0220	7/27/04	\$270,315	1270	460	7	1976	3	10146	N	N	15632 SE 175TH ST
003	247341	0140	4/5/04	\$240,700	1270	600	7	1976	3	7560	N	N	17457 158TH AV SE
003	247341	0080	5/25/04	\$234,400	1270	630	7	1976	4	7210	N	N	17415 158TH AV SE
003	132830	1160	7/22/04	\$268,000	1280	580	7	1977	3	9600	N	N	15904 SE 178TH CT
003	132830	1070	5/11/05	\$285,000	1290	600	7	1978	3	6466	N	N	17817 160TH AV SE
003	132830	0300	12/15/04	\$268,400	1310	600	7	1978	4	7350	N	N	17528 161ST AV SE
003	132833	0330	6/8/05	\$320,000	1320	550	7	1978	3	7210	N	N	15415 SE 177TH PL
003	247341	0280	7/19/04	\$267,950	1330	480	7	1977	4	7725	N	N	17529 157TH PL SE
003	132830	0330	2/13/03	\$232,550	1340	970	7	1977	3	8100	N	N	17625 161ST AV SE
003	132830	1080	4/14/05	\$270,000	1350	0	7	1978	3	7000	N	N	17825 160TH AV SE
003	247346	0350	9/18/03	\$218,000	1350	0	7	1977	3	8640	N	N	16072 SE 172ND PL
003	132830	0250	8/29/04	\$245,000	1360	900	7	1977	3	7420	N	N	17626 161ST AV SE
003	132830	0090	7/27/05	\$304,000	1390	510	7	1977	4	6000	N	N	16001 SE 179TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 30**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	132830	1110	3/16/05	\$284,000	1390	460	7	1977	4	7000	N	N	15916 SE 179TH ST
003	132830	0060	5/23/05	\$321,000	1420	680	7	1978	4	6400	N	N	15911 SE 179TH ST
003	132830	0770	4/8/03	\$249,500	1470	1000	7	1977	4	6650	N	N	15907 SE 176TH PL
003	132833	0650	11/19/03	\$229,900	1480	0	7	1980	3	7705	N	N	15337 SE 178TH ST
003	132833	0530	7/14/05	\$286,000	1500	0	7	1978	3	7275	N	N	15412 SE 177TH PL
003	132835	0100	7/8/04	\$254,950	1500	0	7	1984	3	9617	N	N	15831 SE 180TH CT
003	132835	0100	8/19/03	\$240,000	1500	0	7	1984	3	9617	N	N	15831 SE 180TH CT
003	132830	0260	4/16/04	\$248,950	1510	440	7	1978	3	6825	N	N	17618 161ST AV SE
003	132830	1200	9/23/03	\$274,900	1520	510	7	1977	3	12600	N	N	15920 SE 178TH ST
003	132835	0170	8/27/03	\$264,950	1550	300	7	1985	4	7895	N	N	18004 158TH PL SE
003	132833	0070	7/28/03	\$216,950	1550	0	7	1979	3	7725	N	N	15500 SE 179TH ST
003	247337	0480	4/7/05	\$319,950	1700	950	7	1978	4	10101	N	N	17400 156TH PL SE
003	132830	1180	7/15/03	\$219,950	1710	0	7	1977	4	9000	N	N	15909 SE 178TH ST
003	247341	0240	10/11/04	\$262,000	1790	180	7	1977	3	8034	N	N	15647 SE 175TH PL
003	247341	0240	1/23/03	\$227,500	1790	180	7	1977	3	8034	N	N	15647 SE 175TH PL
003	247337	0670	3/30/04	\$282,500	1080	1050	8	1975	3	7350	N	N	15801 SE 171ST PL
003	132833	0680	9/30/04	\$279,950	1090	400	8	1981	3	7373	N	N	17823 154TH AV SE
003	132834	0100	2/11/04	\$236,450	1100	550	8	1980	3	8568	N	N	15223 SE 178TH PL
003	132834	0700	4/1/03	\$240,000	1120	550	8	1980	3	10200	N	N	15211 SE 179TH ST
003	132831	0500	10/10/05	\$339,950	1150	430	8	1977	3	8904	N	N	15635 SE 178TH ST
003	247337	0780	6/11/04	\$293,000	1150	670	8	1973	3	8400	N	N	17022 159TH PL SE
003	247335	0040	12/15/05	\$309,000	1170	500	8	1976	3	9256	N	N	16203 142ND AV SE
003	247349	0070	3/25/03	\$193,950	1170	0	8	1969	3	8806	N	N	15046 SE FAIRWOOD BL
003	140260	0500	6/22/04	\$260,500	1200	400	8	1981	3	7048	N	N	18306 152ND AV SE
003	247335	1510	5/12/05	\$296,000	1220	620	8	1976	3	19600	N	N	14106 SE 162ND PL
003	247341	0060	9/16/05	\$329,950	1260	700	8	1976	3	7210	N	N	17401 158TH AV SE
003	132833	0600	9/12/05	\$310,000	1260	560	8	1978	3	8658	N	N	17731 153RD CT SE
003	247348	0550	9/13/04	\$275,000	1270	380	8	1981	3	7500	N	N	16213 SE 174TH ST
003	247346	0630	7/16/04	\$258,500	1270	420	8	1978	3	9460	N	N	17338 160TH AV SE
003	140263	0420	7/23/04	\$274,000	1280	400	8	1985	3	7208	N	N	15419 SE 182ND ST
003	247346	0130	9/24/03	\$241,950	1290	500	8	1978	3	9016	N	N	16104 SE 175TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 30**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	247349	0050	8/8/03	\$265,950	1300	740	8	1969	4	8262	N	N	15054 SE FAIRWOOD BL
003	247341	1040	4/14/03	\$215,000	1300	480	8	1977	3	7360	N	N	17304 160TH AV SE
003	247348	0830	4/6/05	\$300,000	1320	670	8	1981	3	7630	N	N	17238 163RD PL SE
003	140260	0470	8/25/04	\$285,000	1320	430	8	1983	3	6947	N	N	15213 SE 183RD DR
003	247349	0120	5/16/03	\$209,950	1320	0	8	1969	3	17760	N	N	15026 SE FAIRWOOD BL
003	247348	0320	1/8/04	\$249,500	1320	670	8	1981	3	7875	N	N	17119 163RD PL SE
003	247337	1500	1/11/05	\$305,000	1330	830	8	1969	3	8400	N	N	15602 SE 171ST PL
003	247346	0290	9/27/04	\$295,500	1330	350	8	1977	4	8250	N	N	16114 SE 174TH ST
003	247348	0460	1/28/05	\$292,000	1330	0	8	1981	3	8400	N	N	16205 SE 173RD PL
003	247349	0100	7/24/03	\$280,000	1330	1040	8	1977	3	15400	N	N	15034 SE FAIRWOOD BL
003	247341	1310	5/19/04	\$275,950	1330	400	8	1976	4	8084	N	N	15806 SE 172ND PL
003	247346	0290	8/15/03	\$273,000	1330	350	8	1977	4	8250	N	N	16114 SE 174TH ST
003	247348	0680	7/1/04	\$278,500	1330	490	8	1980	4	9360	N	N	16213 SE 175TH PL
003	247348	0520	10/15/03	\$260,000	1330	440	8	1981	4	8755	N	N	16232 SE 174TH ST
003	247347	0190	9/9/03	\$244,950	1330	630	8	1980	4	8820	N	N	16524 162ND PL SE
003	247347	0040	5/24/04	\$287,000	1340	700	8	1980	4	13223	N	N	16541 162ND PL SE
003	140265	0220	9/3/03	\$292,950	1350	400	8	1985	3	9266	N	N	18306 155TH PL SE
003	132832	0780	3/30/04	\$309,500	1360	1010	8	1979	3	7350	N	N	17618 162ND AV SE
003	247346	0180	1/4/05	\$289,500	1370	470	8	1978	4	8400	N	N	17404 161ST AV SE
003	247352	0180	4/12/04	\$289,500	1370	700	8	1980	3	8400	N	N	16630 159TH PL SE
003	132833	0080	11/4/03	\$229,000	1370	440	8	1978	3	6375	N	N	15503 SE 178TH PL
003	132830	0020	11/4/05	\$370,000	1390	1350	8	1978	3	7350	N	N	15812 SE 179TH ST
003	247348	0770	7/20/04	\$242,000	1400	0	8	1981	3	7350	N	N	17420 163RD PL SE
003	247337	0120	5/18/05	\$285,650	1420	0	8	1968	3	9592	N	N	15047 SE FAIRWOOD BL
003	247345	0820	5/8/03	\$260,000	1420	650	8	1979	4	10455	N	N	16216 SE 165TH ST
003	132832	1080	8/22/03	\$239,950	1420	970	8	1979	3	8360	N	N	16232 SE 179TH ST
003	132833	0590	6/27/05	\$331,777	1430	590	8	1978	3	8250	N	N	17727 153RD CT SE
003	247335	0240	2/3/05	\$312,000	1430	700	8	1968	3	11250	N	N	14307 SE 164TH ST
003	247300	3470	5/26/04	\$310,000	1430	750	8	1967	4	13875	N	N	14142 SE FAIRWOOD BL
003	247337	1400	9/13/05	\$301,950	1430	750	8	1976	3	7350	N	N	16921 157TH PL SE
003	247335	0090	4/13/04	\$287,500	1430	700	8	1968	4	8586	N	N	16212 142ND AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 30**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	247352	0370	8/5/04	\$270,000	1430	740	8	1978	3	9000	N	N	15713 SE 166TH PL
003	132833	0400	12/30/03	\$245,000	1430	590	8	1978	4	7210	N	N	17654 156TH AV SE
003	247335	0330	6/21/05	\$290,000	1440	0	8	1968	3	9135	N	N	14334 SE 164TH ST
003	247335	0100	2/3/05	\$280,000	1440	0	8	1968	4	9450	N	N	14203 SE 162ND PL
003	247352	0440	2/27/04	\$289,950	1440	750	8	1978	3	10000	N	N	16626 157TH CT SE
003	247351	0040	2/23/04	\$269,950	1440	390	8	1977	3	7350	N	N	15223 SE 176TH ST
003	247337	1880	11/8/04	\$273,000	1440	750	8	1970	4	8250	N	N	15538 SE 168TH ST
003	247335	1520	7/28/03	\$235,000	1440	0	8	1976	3	19200	N	N	14100 SE 162ND PL
003	247337	1520	11/19/03	\$245,000	1440	0	8	1974	4	7350	N	N	17018 156TH AV SE
003	140260	0680	11/19/03	\$246,500	1440	0	8	1981	3	8079	N	N	18320 151ST CT SE
003	140263	0450	8/19/04	\$293,450	1450	340	8	1986	3	7674	N	N	18208 154TH PL SE
003	247337	0040	6/10/03	\$263,500	1450	720	8	1968	3	14600	N	N	15031 SE FAIRWOOD BL
003	140263	0030	6/19/03	\$260,000	1450	410	8	1985	3	7106	N	N	18221 153RD AV SE
003	247341	0950	12/29/05	\$307,000	1460	0	8	1976	4	7107	N	N	17229 160TH AV SE
003	247337	2640	12/14/04	\$269,500	1460	0	8	1968	4	11040	N	N	17218 154TH CT SE
003	247337	0580	7/23/04	\$287,000	1460	710	8	1978	3	9916	N	N	17130 156TH AV SE
003	247346	0080	10/17/05	\$331,200	1470	700	8	1978	3	8800	N	N	16121 SE 175TH ST
003	247351	0020	6/24/05	\$334,000	1470	760	8	1977	4	7350	N	N	15211 SE 176TH ST
003	247346	0040	3/18/05	\$279,950	1470	520	8	1978	3	10000	N	N	17518 161ST AV SE
003	247351	0020	6/2/04	\$278,000	1470	760	8	1977	4	7350	N	N	15211 SE 176TH ST
003	247348	0330	5/28/03	\$260,000	1470	1140	8	1981	3	9375	N	N	16220 SE 172ND CT
003	247345	0930	11/10/03	\$267,000	1480	340	8	1979	3	11259	N	N	16502 161ST AV SE
003	247341	0370	9/24/04	\$262,000	1480	650	8	1975	3	9360	N	N	15747 SE 175TH PL
003	247346	0750	7/23/03	\$229,000	1480	560	8	1978	4	8260	N	N	17401 161ST AV SE
003	132831	0150	6/15/04	\$290,500	1490	1000	8	1978	4	8004	N	N	17710 157TH AV SE
003	247341	0490	3/14/03	\$240,000	1490	0	8	1975	4	7210	N	N	17442 158TH AV SE
003	247350	0060	4/20/05	\$339,950	1500	0	8	1976	3	8736	N	N	17520 155TH AV SE
003	247337	0470	2/9/05	\$225,000	1500	0	8	1977	3	7560	N	N	17406 156TH PL SE
003	247337	0980	3/17/05	\$310,000	1520	0	8	1973	3	8925	N	N	17046 158TH AV SE
003	247352	0210	11/23/04	\$297,500	1520	730	8	1979	3	7350	N	N	16637 159TH PL SE
003	247300	3180	5/23/05	\$315,500	1530	460	8	1967	4	7875	N	N	14537 SE 167TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 30**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	247341	1270	1/4/05	\$269,900	1530	0	8	1976	3	7810	N	N	17160 158TH CT SE
003	140266	0010	11/25/03	\$286,000	1530	780	8	1987	3	12000	N	N	15818 SE 182ND PL
003	140261	0130	9/19/05	\$335,000	1540	330	8	1983	3	8251	N	N	14821 SE 181ST ST
003	132831	0020	9/8/05	\$326,000	1540	1000	8	1977	3	9900	N	N	15709 SE 178TH CT
003	247351	0300	6/19/03	\$253,900	1540	1250	8	1977	3	7875	N	N	17543 152ND PL SE
003	247300	2360	4/20/05	\$297,500	1550	0	8	1968	3	7875	N	N	14612 SE 173RD ST
003	132832	0480	2/3/04	\$314,088	1550	1140	8	1979	3	7140	N	N	17823 162ND AV SE
003	247337	0930	5/15/03	\$240,000	1550	0	8	1974	3	7665	N	N	17035 159TH PL SE
003	247300	2360	4/26/04	\$220,000	1550	0	8	1968	3	7875	N	N	14612 SE 173RD ST
003	132833	0120	9/23/04	\$299,000	1560	0	8	1979	3	6750	N	N	15525 SE 178TH PL
003	247345	0190	8/19/04	\$310,000	1560	770	8	1980	4	9540	N	N	16206 SE 166TH CT
003	247352	0520	1/13/04	\$294,950	1560	480	8	1979	3	9600	N	N	16641 158TH PL SE
003	132832	0330	4/7/04	\$285,000	1560	770	8	1979	3	7370	N	N	16204 SE 176TH PL
003	132833	0210	11/29/04	\$244,500	1560	0	8	1978	4	6300	N	N	17817 155TH AV SE
003	247347	0130	6/12/03	\$265,000	1560	700	8	1980	3	7350	N	N	16558 162ND PL SE
003	132832	0630	12/30/04	\$319,500	1570	850	8	1980	3	7644	N	N	16203 SE 178TH ST
003	247345	1050	7/6/05	\$312,000	1570	390	8	1979	3	8058	N	N	16415 160TH PL SE
003	247320	0210	6/23/05	\$346,500	1570	440	8	1968	3	12870	N	N	14607 SE 170TH PL
003	247352	0380	7/27/04	\$289,900	1570	860	8	1978	3	7700	N	N	16639 157TH CT SE
003	247345	0110	9/24/03	\$235,000	1580	0	8	1980	3	8614	N	N	16022 SE 167TH PL
003	247346	0300	2/15/05	\$274,950	1590	0	8	1977	4	9450	N	N	16106 SE 174TH ST
003	247352	0410	8/21/03	\$258,000	1590	0	8	1978	3	11250	N	N	16644 157TH CT SE
003	140260	0380	6/18/03	\$245,000	1590	0	8	1981	3	7536	N	N	18308 152ND CT SE
003	132832	0440	12/19/03	\$299,950	1600	360	8	1980	4	7000	N	N	17727 162ND AV SE
003	132831	0450	5/24/05	\$351,500	1610	470	8	1977	3	7700	N	N	15603 SE 178TH ST
003	247300	3250	7/16/04	\$274,950	1610	0	8	1967	3	7875	N	N	14528 SE FAIRWOOD BL
003	247352	0600	8/11/03	\$306,000	1610	830	8	1979	3	15000	N	N	15814 SE 166TH PL
003	247346	0680	8/13/04	\$265,900	1610	0	8	1978	3	7840	N	N	17334 160TH PL SE
003	247335	1470	9/9/03	\$275,000	1610	780	8	1974	3	15200	N	N	14210 SE 162ND PL
003	247337	1770	8/28/03	\$252,000	1610	730	8	1973	3	7700	N	N	15822 SE FAIRWOOD BL
003	132832	0790	11/14/03	\$244,000	1610	350	8	1980	3	8400	N	N	17610 162ND AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 30**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	247341	1150	4/11/03	\$228,000	1610	730	8	1975	3	7140	N	N	16031 SE 172ND PL
003	132831	0650	11/21/05	\$369,950	1620	700	8	1977	3	7725	N	N	15614 SE 179TH ST
003	247345	0750	4/28/05	\$319,950	1620	1000	8	1979	3	8374	N	N	16307 SE 165TH ST
003	140266	0140	3/11/05	\$325,000	1620	590	8	1986	3	7866	N	N	18241 157TH AV SE
003	132832	0110	6/7/05	\$321,000	1620	900	8	1979	4	9680	N	N	17836 163RD PL SE
003	247346	0670	5/15/03	\$286,000	1620	900	8	1978	4	8050	N	N	17341 160TH AV SE
003	247346	0580	12/14/03	\$265,000	1620	900	8	1978	3	7344	N	N	16028 SE 173RD ST
003	247345	1020	7/29/03	\$264,000	1620	900	8	1979	3	8000	N	N	16008 SE 164TH PL
003	132832	0030	2/21/03	\$240,000	1620	1000	8	1980	3	6930	N	N	16133 SE 179TH ST
003	247346	0070	8/23/05	\$298,700	1630	0	8	1978	3	8625	N	N	16115 SE 175TH ST
003	247352	0130	11/28/05	\$400,000	1640	630	8	1979	3	12598	N	N	15843 SE 167TH PL
003	247352	0660	10/19/05	\$359,000	1640	610	8	1979	3	19200	N	N	15758 SE 166TH PL
003	247341	1070	7/7/05	\$301,950	1640	0	8	1975	3	7242	N	N	16016 SE 173RD ST
003	937870	0170	3/15/05	\$287,629	1640	0	8	1990	3	9227	N	N	16101 SE 180TH PL
003	247352	0130	9/19/03	\$275,000	1640	630	8	1979	3	12598	N	N	15843 SE 167TH PL
003	937870	0110	6/9/03	\$262,000	1650	780	8	1990	3	16625	N	N	16013 SE 180TH PL
003	132832	0400	6/14/05	\$330,000	1660	750	8	1979	3	7668	N	N	17703 162ND AV SE
003	247341	1210	6/16/03	\$244,950	1660	0	8	1974	3	8160	N	N	16000 SE 172ND PL
003	247300	1280	3/24/04	\$267,000	1670	0	8	1967	4	8787	N	N	14255 SE FAIRWOOD BL
003	132832	0100	5/11/04	\$271,250	1670	500	8	1979	3	7650	N	N	16241 SE 179TH ST
003	247337	2260	2/20/03	\$262,000	1670	700	8	1977	4	7875	N	N	16812 155TH PL SE
003	140263	0230	9/6/05	\$425,000	1680	880	8	1986	3	8638	N	N	15355 SE 182ND ST
003	247348	0210	7/11/05	\$305,304	1680	0	8	1984	3	11193	N	N	16084 SE 172ND PL
003	247337	0350	2/6/03	\$337,950	1680	0	8	1973	5	9401	N	N	17327 156TH AV SE
003	132832	0580	5/1/03	\$275,000	1680	1620	8	1979	4	9440	N	N	16226 SE 178TH PL
003	247337	1080	11/12/03	\$213,800	1690	0	8	1974	3	8880	N	N	15824 SE 170TH ST
003	247348	0050	8/27/05	\$385,000	1700	630	8	1984	3	7350	N	N	16019 SE FAIRWOOD BL
003	247300	0970	11/2/04	\$257,000	1700	0	8	1967	3	9222	N	N	16907 143RD AV SE
003	247300	1430	7/28/03	\$280,000	1700	0	8	1968	3	10200	N	N	14605 SE FAIRWOOD BL
003	247341	0760	12/8/04	\$248,000	1700	0	8	1975	4	8774	N	N	15909 SE 175TH ST
003	247337	0920	12/31/03	\$226,000	1700	0	8	1974	3	7770	N	N	17027 159TH PL SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 30**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	247341	0760	2/18/03	\$221,500	1700	0	8	1975	4	8774	N	N	15909 SE 175TH ST
003	140263	0010	3/22/05	\$294,900	1720	0	8	1985	3	6985	N	N	18235 153RD AV SE
003	140262	0180	5/9/03	\$289,950	1720	800	8	1983	3	8531	N	N	14922 SE 183RD ST
003	247345	1180	4/25/03	\$259,950	1720	800	8	1980	4	10682	N	N	15925 SE 166TH PL
003	247335	0610	9/30/05	\$355,000	1740	0	8	1968	4	7665	N	N	16212 143RD PL SE
003	247300	0050	7/21/05	\$295,900	1740	0	8	1967	3	9450	N	N	16405 142ND PL SE
003	247345	1040	3/15/04	\$276,650	1740	860	8	1980	3	7942	N	N	16003 SE 164TH PL
003	247348	0200	6/27/05	\$387,500	1750	550	8	1983	3	12100	N	N	16915 161ST AV SE
003	247337	0080	12/28/04	\$289,000	1750	0	8	1973	3	9750	N	N	15010 SE 170TH ST
003	247335	0690	5/2/05	\$300,000	1750	0	8	1973	4	8284	N	N	14413 SE 162ND PL
003	247351	0090	10/31/05	\$285,000	1750	0	8	1977	3	8900	N	N	15419 SE 176TH ST
003	247351	0260	6/18/03	\$349,950	1750	1640	8	1978	3	9760	N	N	15218 SE 175TH PL
003	247351	0090	9/26/03	\$249,950	1750	0	8	1977	3	8900	N	N	15419 SE 176TH ST
003	247346	0490	10/19/05	\$349,950	1770	540	8	1977	3	9944	N	N	17207 161ST AV SE
003	247300	1250	3/26/04	\$252,000	1770	0	8	1967	3	7875	N	N	14231 SE FAIRWOOD BL
003	247335	0050	6/11/03	\$262,500	1770	550	8	1968	3	13120	N	N	16213 142ND AV SE
003	247341	0960	7/24/05	\$356,000	1780	0	8	1976	3	7210	N	N	17301 160TH AV SE
003	247335	1210	7/22/05	\$323,000	1780	0	8	1969	4	14592	N	N	16316 145TH AV SE
003	247345	1110	8/5/04	\$324,950	1780	1120	8	1979	4	10753	N	N	16109 SE 166TH ST
003	247341	0880	12/27/04	\$270,000	1780	0	8	1976	3	6800	N	N	17216 159TH AV SE
003	247345	0010	10/6/05	\$381,000	1790	1130	8	1980	3	8500	N	N	16009 SE 167TH PL
003	247347	0170	4/29/05	\$340,000	1790	700	8	1980	3	7350	N	N	16536 162ND PL SE
003	247300	2550	8/10/04	\$341,450	1790	520	8	1968	4	9600	N	N	14717 SE 172ND PL
003	247300	3310	9/18/03	\$261,900	1790	0	8	1967	3	9000	N	N	16703 145TH AV SE
003	247337	1560	9/3/03	\$275,000	1790	0	8	1974	4	7931	N	N	15611 SE FAIRWOOD BL
003	247300	2060	12/9/04	\$317,500	1800	0	8	1967	3	10200	N	N	17115 146TH AV SE
003	352305	9057	7/30/04	\$306,160	1810	880	8	1991	3	7305	N	N	16128 SE 180TH PL
003	247335	1220	3/15/04	\$274,500	1810	0	8	1969	4	14342	N	N	16312 145TH AV SE
003	132832	0280	11/18/03	\$266,000	1830	0	8	1979	4	7800	N	N	16252 SE 176TH PL
003	247335	0160	7/18/03	\$249,950	1830	0	8	1968	4	8814	N	N	14230 SE 163RD PL
003	247345	0840	9/5/03	\$239,950	1830	0	8	1979	3	7210	N	N	16503 162ND AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 30**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
003	247337	1320	9/29/03	\$267,950	1840	0	8	1972	3	8736	N	N	15840 SE 169TH PL
003	247300	0690	6/6/03	\$260,000	1840	0	8	1969	3	8400	N	N	14312 SE 169TH ST
003	247337	1090	3/22/05	\$299,950	1850	0	8	1973	4	8547	N	N	17001 158TH PL SE
003	247337	1980	9/15/04	\$279,500	1850	0	8	1972	3	8000	N	N	15625 SE 168TH ST
003	247300	2510	4/10/03	\$359,950	1850	370	8	1967	5	13000	N	N	17204 147TH AV SE
003	132832	0840	8/19/03	\$244,500	1850	0	8	1979	3	6900	N	N	17621 162ND PL SE
003	247337	0130	9/29/03	\$267,000	1860	0	8	1968	3	8932	N	N	15051 SE FAIRWOOD BL
003	247335	1420	4/26/03	\$256,000	1860	0	8	1973	4	16646	N	N	14302 SE 162ND PL
003	247348	1180	2/16/05	\$375,000	1880	650	8	1983	3	14746	N	N	16010 SE FAIRWOOD BL
003	247337	0200	5/18/04	\$330,000	1900	1200	8	1973	3	9600	N	N	15421 SE FAIRWOOD BL
003	247348	0810	3/15/04	\$314,900	1910	0	8	1984	3	7630	N	N	17310 163RD PL SE
003	247348	0960	6/27/03	\$274,900	1910	0	8	1986	3	7446	N	N	16110 SE 171ST PL
003	140266	0260	11/19/04	\$312,950	1920	0	8	1986	3	7140	N	N	15726 SE 184TH ST
003	247337	1160	12/21/04	\$284,000	1920	0	8	1973	3	7560	N	N	17039 158TH AV SE
003	247337	0830	8/5/04	\$284,900	1920	0	8	1976	3	8400	N	N	16918 159TH PL SE
003	140263	0300	4/25/05	\$297,950	1920	0	8	1985	3	12000	N	N	15356 SE 182ND ST
003	247348	0300	2/4/05	\$302,000	1920	0	8	1985	3	11160	N	N	17105 163RD PL SE
003	247348	0300	6/14/03	\$280,000	1920	0	8	1985	3	11160	N	N	17105 163RD PL SE
003	247300	1470	12/1/05	\$370,000	1940	0	8	1967	3	9720	N	N	14657 SE FAIRWOOD BL
003	247335	0290	1/22/04	\$275,000	1940	0	8	1968	4	11808	N	N	16315 145TH AV SE
003	247300	2000	11/19/03	\$260,000	1940	0	8	1974	3	11948	N	N	17110 146TH AV SE
003	247335	0660	3/24/05	\$410,000	1950	0	8	1967	4	14110	N	N	16214 144TH AV SE
003	247353	0060	12/8/05	\$437,000	1950	0	8	1994	3	7541	N	N	16045 SE 170TH CT
003	247353	0060	9/15/03	\$299,000	1950	0	8	1994	3	7541	N	N	16045 SE 170TH CT
003	247320	0250	8/18/04	\$380,000	1960	0	8	1967	4	15344	N	N	14627 SE 170TH PL
003	140265	0140	5/13/04	\$279,000	1960	0	8	1985	3	8303	N	N	15509 SE 184TH ST
003	247300	0260	4/24/03	\$265,000	1960	0	8	1966	5	9438	N	N	14125 SE 167TH ST
003	132832	0880	4/22/05	\$315,000	1970	1020	8	1979	3	7500	N	N	17634 162ND PL SE
003	132833	0140	7/21/04	\$294,950	1970	0	8	1980	3	10320	N	N	15532 SE 178TH PL
003	247348	0140	12/9/05	\$345,000	1980	0	8	1983	3	8260	N	N	16011 SE 169TH PL
003	247348	0140	12/11/04	\$330,000	1980	0	8	1983	3	8260	N	N	16011 SE 169TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 30**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	247335	0180	7/21/03	\$252,500	1980	480	8	1968	3	11979	N	N	14218 SE 163RD PL
003	140266	0290	3/12/03	\$245,000	1980	0	8	1986	3	8016	N	N	15708 SE 184TH ST
003	247348	0790	9/9/05	\$392,000	1990	0	8	1984	3	8400	N	N	17404 163RD PL SE
003	247353	0290	9/1/05	\$399,500	1990	0	8	1993	3	8084	N	N	16043 SE 171ST PL
003	247300	1980	2/25/04	\$310,500	1990	710	8	1967	4	9520	N	N	14614 SE 172ND ST
003	247353	0290	1/20/03	\$278,500	1990	0	8	1993	3	8084	N	N	16043 SE 171ST PL
003	140266	0190	7/11/05	\$299,950	2000	0	8	1986	3	6866	N	N	15723 SE 184TH ST
003	247345	0620	2/25/03	\$291,375	2000	1120	8	1979	3	11875	N	N	16806 163RD PL SE
003	247341	0090	12/5/03	\$247,000	2000	0	8	1976	3	7210	N	N	17421 158TH AV SE
003	132833	0490	8/17/05	\$330,000	2020	0	8	1981	3	9372	N	N	17653 156TH AV SE
003	247337	0510	12/20/05	\$332,500	2030	0	8	1974	3	9030	N	N	17322 156TH AV SE
003	247300	0770	6/16/05	\$329,950	2030	0	8	1966	3	9048	N	N	16915 144TH AV SE
003	140260	0130	10/20/03	\$288,950	2030	0	8	1983	3	6496	N	N	18210 152ND AV SE
003	132832	0500	4/21/04	\$274,950	2050	0	8	1979	4	7373	N	N	17835 162ND AV SE
003	247300	0600	9/21/03	\$245,000	2050	0	8	1967	3	11557	N	N	14506 SE 170TH ST
003	247341	1170	3/22/04	\$266,000	2060	0	8	1975	3	7208	N	N	16024 SE 172ND PL
003	247300	1930	3/30/05	\$432,700	2070	1190	8	1973	4	9600	N	N	14654 SE 172ND ST
003	247337	1700	9/24/03	\$330,000	2070	0	8	1974	4	8736	N	N	15845 SE FAIRWOOD BL
003	140266	0280	9/13/04	\$299,950	2070	0	8	1986	3	7144	N	N	15714 SE 184TH ST
003	140266	0350	4/2/04	\$295,900	2070	0	8	1986	3	8014	N	N	18209 158TH CT SE
003	140260	0240	6/13/03	\$269,900	2070	0	8	1983	3	7316	N	N	15238 SE 183RD DR
003	247300	1160	9/13/05	\$360,000	2080	0	8	1966	3	7875	N	N	14224 SE 165TH PL
003	247346	0770	9/23/04	\$297,500	2080	0	8	1978	3	9900	N	N	17413 161ST AV SE
003	247348	0800	7/11/03	\$314,950	2080	0	8	1984	3	9265	N	N	17318 163RD PL SE
003	247300	1160	7/22/04	\$293,000	2080	0	8	1966	3	7875	N	N	14224 SE 165TH PL
003	247335	0670	4/23/04	\$312,000	2080	480	8	1968	4	10602	N	N	16210 144TH AV SE
003	247341	0820	8/11/03	\$264,950	2080	0	8	1976	3	7208	N	N	17400 159TH AV SE
003	247348	0240	6/18/03	\$289,950	2080	0	8	1986	3	7350	N	N	17200 161ST AV SE
003	140265	0380	10/10/03	\$267,000	2080	0	8	1987	3	8425	N	N	15374 SE 183RD DR
003	247353	0210	7/7/05	\$394,000	2090	0	8	1994	3	7326	N	N	17049 160TH AV SE
003	247346	0460	4/26/04	\$276,450	2100	0	8	1978	3	7280	N	N	16061 SE 172ND PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 30**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	247300	1830	4/22/03	\$275,000	2100	0	8	1968	4	9600	N	N	14818 SE 172ND PL
003	247351	0250	10/21/05	\$475,000	2110	730	8	1978	3	9600	N	N	15224 SE 175TH PL
003	247351	0250	8/25/05	\$430,000	2110	730	8	1978	3	9600	N	N	15224 SE 175TH PL
003	247348	1060	6/20/05	\$379,900	2120	310	8	1984	3	10087	N	N	16924 161ST AV SE
003	140265	0120	7/5/05	\$375,000	2120	510	8	1986	3	7810	N	N	18309 155TH PL SE
003	132833	0150	2/24/05	\$314,950	2130	0	8	1979	3	8798	N	N	15528 SE 178TH PL
003	247300	2090	4/21/05	\$369,000	2140	0	8	1968	3	9000	N	N	17213 146TH AV SE
003	247300	2090	11/18/04	\$350,000	2140	0	8	1968	3	9000	N	N	17213 146TH AV SE
003	247351	0420	9/2/03	\$269,400	2150	0	8	1977	3	13800	N	N	15221 SE 175TH PL
003	140260	0300	10/31/05	\$315,000	2170	0	8	1981	3	6582	N	N	18314 153RD PL SE
003	140260	0300	8/28/03	\$295,000	2170	0	8	1981	3	6582	N	N	18314 153RD PL SE
003	247348	1150	10/30/03	\$274,000	2170	0	8	1984	3	10800	N	N	16815 160TH CT SE
003	247337	0300	11/5/03	\$380,000	2190	580	8	1974	5	9906	N	N	17125 156TH AV SE
003	247300	0440	2/3/04	\$368,000	2210	0	8	1967	4	11070	N	N	14201 SE 170TH ST
003	140265	0130	9/12/03	\$294,950	2240	0	8	1986	3	8961	N	N	18315 155TH PL SE
003	247300	0290	9/12/05	\$335,000	2250	0	8	1967	3	10260	N	N	14114 SE 168TH ST
003	247345	0640	10/26/04	\$345,000	2250	810	8	1980	3	11060	N	N	16720 163RD PL SE
003	132831	0620	8/11/05	\$325,005	2260	0	8	1977	3	7770	N	N	17849 157TH AV SE
003	247300	2050	7/9/03	\$346,950	2260	0	8	1967	4	10800	N	N	17109 146TH AV SE
003	247337	2580	7/16/04	\$354,000	2270	560	8	1972	3	14946	N	N	17023 154TH PL SE
003	132831	0440	10/11/05	\$358,000	2280	0	8	1977	3	7700	N	N	15602 SE 178TH ST
003	247300	1520	7/6/05	\$420,000	2280	0	8	1968	4	9600	N	N	14689 SE FAIRWOOD BL
003	247300	1200	8/13/03	\$267,500	2280	0	8	1967	3	8772	N	N	14200 SE 165TH PL
003	247337	2000	4/30/04	\$326,000	2290	0	8	1974	4	8250	N	N	15701 SE 168TH ST
003	132832	0320	12/21/05	\$365,350	2310	0	8	1979	3	7370	N	N	16210 SE 176TH PL
003	247341	0650	8/15/05	\$340,000	2310	0	8	1976	4	8748	N	N	17313 159TH AV SE
003	140260	0100	11/10/03	\$275,000	2310	0	8	1983	3	14815	N	N	18205 152ND AV SE
003	247337	2040	5/31/05	\$333,000	2320	0	8	1973	3	7350	N	N	15646 SE FAIRWOOD BL
003	247345	0240	3/19/04	\$285,950	2320	0	8	1979	4	8000	N	N	16517 162ND PL SE
003	140261	0190	11/3/05	\$355,500	2330	0	8	1983	3	7965	N	N	18101 150TH CT SE
003	247337	0430	6/12/04	\$309,000	2340	0	8	1974	3	8829	N	N	15619 SE 175TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 30**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	140261	0210	3/31/04	\$300,000	2340	0	8	1983	3	9327	N	N	18111 150TH CT SE
003	247335	1330	5/20/03	\$310,000	2340	1070	8	1968	4	15168	N	N	14420 SE 162ND PL
003	247352	0680	6/24/03	\$279,950	2340	0	8	1978	3	16100	N	N	15746 SE 166TH PL
003	247300	2970	4/9/03	\$255,000	2350	0	8	1968	3	8400	N	N	14666 SE FAIRWOOD BL
003	247337	1900	2/20/04	\$275,000	2360	0	8	1971	3	8250	N	N	15524 SE 168TH ST
003	140264	0280	5/4/05	\$330,000	2370	0	8	1986	3	8581	N	N	15011 SE 183RD CT
003	247353	0020	9/22/03	\$325,000	2370	0	8	1993	3	7502	N	N	17042 160TH PL SE
003	247337	2650	4/8/03	\$265,800	2370	0	8	1968	4	14403	N	N	17210 154TH CT SE
003	140267	0150	1/29/04	\$268,000	2370	0	8	1986	3	7859	N	N	15920 SE 184TH ST
003	140267	0140	8/16/05	\$399,500	2380	0	8	1986	3	7143	N	N	15914 SE 184TH ST
003	247335	0940	8/2/05	\$354,000	2380	0	8	1967	4	7875	N	N	16527 147TH AV SE
003	247300	1970	11/20/03	\$375,000	2380	1470	8	1968	4	9600	N	N	14622 SE 172ND ST
003	247335	0940	1/2/04	\$279,000	2380	0	8	1967	4	7875	N	N	16527 147TH AV SE
003	247348	0090	9/27/04	\$315,000	2390	0	8	1983	4	8625	N	N	16010 SE 169TH PL
003	140261	0250	6/7/04	\$308,000	2400	0	8	1983	3	8128	N	N	18108 150TH CT SE
003	140267	0300	5/29/03	\$293,000	2410	0	8	1985	3	12050	N	N	18135 160TH AV SE
003	247348	0890	6/10/05	\$374,950	2420	0	8	1986	3	7810	N	N	17202 163RD PL SE
003	247345	0400	8/6/04	\$319,950	2430	290	8	1980	3	7210	N	N	16703 163RD PL SE
003	247337	1670	9/21/04	\$310,000	2430	0	8	1973	4	7350	N	N	15823 SE FAIRWOOD BL
003	132832	0810	10/17/05	\$349,950	2480	0	8	1979	3	6175	N	N	16215 SE 176TH PL
003	140265	0110	7/1/03	\$317,000	2480	0	8	1986	3	8342	N	N	18303 155TH PL SE
003	247345	0510	11/23/04	\$310,000	2490	0	8	1979	3	8772	N	N	16909 163RD PL SE
003	140265	0300	7/22/04	\$341,000	2500	0	8	1986	3	8358	N	N	15500 SE 183RD DR
003	247300	1140	9/16/03	\$298,000	2500	0	8	1967	4	10246	N	N	16415 143RD PL SE
003	247353	0090	5/26/04	\$364,000	2510	0	8	1994	3	7848	N	N	16032 SE 170TH PL
003	140262	0280	5/14/04	\$321,000	2530	0	8	1984	3	9340	N	N	18204 150TH AV SE
003	140261	0180	4/23/03	\$292,500	2530	0	8	1983	3	8702	N	N	14909 SE 181ST ST
003	247345	0430	5/17/04	\$298,950	2540	330	8	1979	3	9292	N	N	16727 163RD PL SE
003	140264	0500	1/21/04	\$294,950	2540	0	8	1985	3	8063	N	N	14942 SE 184TH ST
003	247350	0010	2/10/05	\$460,000	2550	0	8	1985	4	9600	N	N	17411 155TH AV SE
003	247353	0360	4/25/03	\$334,500	2550	0	8	1992	3	7150	N	N	17032 160TH AV SE

***Improved Sales Used in this Annual Update Analysis***  
**Area 30**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	132832	1010	11/1/05	\$375,000	2560	0	8	1979	3	7350	N	N	17719 163RD PL SE
003	140262	0240	3/21/05	\$328,000	2580	0	8	1984	3	7848	N	N	18220 149TH AV SE
003	247353	0130	10/21/05	\$439,000	2640	0	8	1993	3	8849	N	N	16008 SE 170TH PL
003	247353	0200	7/9/03	\$330,000	2640	0	8	1994	3	6863	N	N	17045 160TH AV SE
003	247353	0130	10/15/03	\$322,000	2640	0	8	1993	3	8849	N	N	16008 SE 170TH PL
003	140263	0100	6/17/05	\$415,450	2665	0	8	1987	3	7598	N	N	18208 153RD AV SE
003	140264	0140	10/27/03	\$310,000	2690	0	8	1988	3	8080	N	N	15005 SE 184TH ST
003	247335	0110	10/21/04	\$394,000	2700	0	8	1968	3	7875	N	N	14211 SE 162ND PL
003	140264	0070	8/17/04	\$303,000	2710	0	8	1986	3	8574	N	N	14909 SE 184TH ST
003	247300	0100	2/3/04	\$329,250	2710	0	8	1967	4	9600	N	N	14211 SE 165TH PL
003	140270	0120	10/20/04	\$336,950	2710	0	8	1999	3	4948	N	N	18310 160TH PL SE
003	140270	0120	6/22/03	\$283,450	2710	0	8	1999	3	4948	N	N	18310 160TH PL SE
003	247337	0620	10/6/04	\$311,000	2820	0	8	1975	3	7350	N	N	15609 SE 171ST PL
003	247300	1300	8/16/04	\$435,500	2880	0	8	1967	4	14605	N	N	16414 143RD PL SE
003	247337	1820	6/6/03	\$310,000	2880	0	8	1971	3	8690	N	N	15716 SE 168TH ST
003	247335	1190	10/17/03	\$273,500	2890	0	8	1969	3	10500	N	N	14514 SE 165TH PL
003	247353	0190	12/22/05	\$455,950	2900	0	8	1994	3	7040	N	N	17039 160TH AV SE
003	140267	0110	1/5/05	\$427,500	2920	0	8	1985	3	7000	N	N	15825 SE 184TH ST
003	140270	0100	7/27/05	\$433,000	3040	0	8	1999	3	4602	N	N	18317 160TH PL SE
003	140270	0200	3/31/04	\$364,950	3045	0	8	1999	3	5893	N	N	18358 160TH PL SE
003	140270	0060	6/9/04	\$380,000	3130	0	8	1999	3	5084	N	N	18349 160TH PL SE
003	140270	0190	3/23/04	\$359,500	3140	0	8	1999	3	5583	N	N	18352 160TH PL SE
003	140265	0310	6/13/03	\$318,500	3160	0	8	1985	3	7993	N	N	18236 155TH PL SE
003	247337	2550	4/12/05	\$371,000	3190	0	8	1975	3	12502	N	N	17022 154TH PL SE
003	132832	0490	9/9/03	\$312,450	3190	0	8	1979	3	7350	N	N	17829 162ND AV SE
003	132832	0350	9/7/03	\$287,000	3190	0	8	1979	3	7700	N	N	17601 162ND AV SE
003	132831	0410	1/30/03	\$294,000	3190	0	8	1978	4	7210	N	N	15618 SE 178TH ST
003	247347	0160	2/8/05	\$359,950	3260	0	8	1980	3	7210	N	N	16542 162ND PL SE
003	247337	2410	4/14/04	\$369,950	3260	0	8	1974	3	10160	N	N	16923 155TH PL SE
003	247300	1010	5/20/04	\$301,500	3360	0	8	1967	3	9240	N	N	16929 143RD AV SE
003	247300	1330	4/25/05	\$455,000	3430	0	8	1967	4	9280	N	N	14317 SE FAIRWOOD BL

***Improved Sales Used in this Annual Update Analysis***  
**Area 30**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	247300	2540	3/29/05	\$445,000	3480	0	8	1967	4	9600	N	N	14711 SE 172ND PL
003	247300	2830	12/4/03	\$305,000	3510	0	8	1967	3	24600	N	N	15014 SE FAIRWOOD BL
003	247300	1380	4/15/05	\$379,000	3530	0	8	1967	3	9960	N	N	14523 SE FAIRWOOD BL
003	247300	0040	8/26/05	\$400,000	3540	0	8	1967	3	7844	N	N	14131 SE FAIRWOOD BL
003	247300	1340	7/13/04	\$335,000	3540	0	8	1968	5	9600	N	N	14501 SE FAIRWOOD BL
003	247337	0880	7/2/03	\$347,000	3790	0	8	1971	5	10080	N	N	16804 159TH PL SE
003	247300	2850	12/23/03	\$335,000	3810	0	8	1967	3	15916	N	N	15002 SE FAIRWOOD BL
003	247300	3530	8/3/04	\$335,000	3830	0	8	1967	4	16159	N	N	16250 141ST AV SE
003	885690	0280	12/15/04	\$485,000	2110	480	9	1986	3	12000	N	N	15625 SE 160TH PL
003	885690	0370	3/24/05	\$502,500	2360	0	9	1987	3	22470	N	N	16039 160TH PL SE
003	247300	2070	10/17/05	\$409,000	2640	0	9	1978	4	8400	N	N	17201 146TH AV SE
003	885690	0320	12/1/04	\$491,500	1670	880	10	1985	3	13085	N	N	15727 SE 160TH PL
003	885690	0230	1/7/04	\$522,250	2950	0	10	1986	3	18480	Y	N	15628 SE 160TH PL
003	885690	0240	7/20/05	\$585,000	3050	0	10	1986	3	18572	Y	N	15620 SE 160TH PL

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***Improved Sales Removed from this Annual Update Analysis***

**Area 30**

**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
002	008800	0104	8/26/04	\$207,000	LACK OF REPRESENTATION FOR GRADE 4'S
002	008800	0170	7/28/03	\$90,000	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
002	008800	0304	4/26/05	\$201,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	008800	0304	12/27/05	\$259,500	PRESENT CHAR. DO NOT MATCH SALE CHAR.
002	008800	0442	2/14/03	\$147,023	EXEMPT FROM EXCISE TAX
002	008800	0636	9/30/05	\$419,950	% COMP; ACTIVE PERMIT BEFORE SALE>25K
002	008800	0761	10/22/04	\$208,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	008800	0770	9/22/04	\$264,900	PRESENT CHAR. DO NOT MATCH SALE CHAR.
002	008800	0810	8/30/04	\$272,233	QUIT CLAIM DEED
002	008800	0851	1/23/04	\$179,500	BANKRUPTCY - RECEIVER OR TRUSTEE
002	008800	0901	4/26/04	\$150,000	OBSOLESCENCE
002	080600	0060	9/13/05	\$305,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	142320	0045	10/14/03	\$139,000	NON-REPRESENTATIVE SALE
002	142320	0090	10/5/04	\$156,500	ESTATE ADMIN, GUARDIAN, EXECUTOR; BANKRUPTCY
002	142340	0040	12/4/03	\$140,000	NO MKT EXPOSURE; RELATED PARTY, FRIEND, NGHBR
002	142340	0220	10/27/05	\$255,000	UNFINISHED AREA
002	142340	0280	6/25/03	\$75,884	QCD; RELATED PARTY, FRIEND, NEIGHBOR; DOR RATIO
002	142350	0130	11/18/05	\$56,855	QCD; RELATED PARTY, FRIEND, NEIGHBOR; DOR RATIO
002	142360	0280	7/9/03	\$38,008	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
002	142380	0670	11/21/05	\$113,414	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
002	142380	0670	5/8/04	\$71,381	QCD; RELATED PARTY, FRIEND, NEIGHBOR; DOR RATIO
002	142380	0840	7/9/03	\$210,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	142380	0960	3/19/03	\$240,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	142380	0960	6/20/05	\$330,500	PRESENT CHAR. DO NOT MATCH SALE CHAR.
002	142380	0960	10/21/03	\$102,539	QUIT CLAIM DEED; DOR RATIO
002	142390	0380	12/17/04	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	142390	0530	12/31/04	\$39,114	QCD; RELATED PARTY, FRIEND, NEIGHBOR; DOR RATIO
002	142390	0670	9/20/05	\$64,390	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
002	142391	0380	12/3/04	\$231,700	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	142391	0550	5/8/04	\$210,772	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
002	142391	1050	7/22/03	\$90,000	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
002	143170	0100	5/6/04	\$148,000	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
002	143240	0340	12/24/03	\$30,000	QCD; RELATED PARTY, FRIEND, NEIGHBOR; DOR RATIO
002	143240	0530	4/5/05	\$221,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	143240	0580	9/14/04	\$197,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	143240	0785	11/15/05	\$230,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	143240	0855	10/24/03	\$112,257	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
002	143240	0890	4/1/03	\$125,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	143240	1055	4/9/03	\$220,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	143260	0135	5/26/04	\$141,100	EXEMPT FROM EXCISE TAX
002	143260	0140	3/7/05	\$63,667	QCD; RELATED PARTY, FRIEND, NEIGHBOR; DOR RATIO
002	143260	0590	12/12/03	\$191,000	UNFINISHED AREA
002	143260	0595	12/17/04	\$205,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	143260	0600	2/29/04	\$61,500	QUIT CLAIM DEED; DOR RATIO
002	143260	0615	7/12/04	\$97,000	QCD; RELATED PARTY, FRIEND, NEIGHBOR; DOR RATIO
002	143270	0180	9/20/05	\$264,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

***Improved Sales Removed from this Annual Update Analysis***  
**Area 30**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
002	143270	0670	12/4/05	\$195,542	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
002	143270	1280	1/23/03	\$159,650	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	143280	0320	10/19/05	\$104,175	QCD;RELATED PARTY,FRIEND,NEIGHBOR;DOR RATIO
002	143290	0230	12/21/05	\$93,144	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
002	143290	0250	1/24/03	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	143290	0270	1/4/04	\$130,459	RELATED PARTY, FRIEND, OR NEIGHBOR
002	143290	0300	5/13/04	\$209,500	RELATED PARTY, FRIEND, OR NEIGHBOR
002	143300	0010	1/7/05	\$203,500	BANKRUPTCY - RECEIVER OR TRUSTEE
002	143300	0050	6/2/03	\$172,700	NO MARKET EXPOSURE
002	143300	0060	3/4/03	\$134,016	EXEMPT FROM EXCISE TAX
002	162680	0030	3/26/03	\$150,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	162680	0030	5/11/04	\$74,074	QCD;RELATED PARTY,FRIEND,NEIGHBOR;DOR RATIO
002	212305	9056	8/26/04	\$101,961	QCD;RELATED PARTY,FRIEND,NEIGHBOR;DOR RATIO
002	236920	0010	9/22/05	\$87,300	QCD;RELATED PARTY,FRIEND,NEIGHBOR;DOR RATIO
002	247310	0600	4/18/05	\$138,159	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
002	247310	0800	2/28/05	\$230,000	RELOCATION - SALE TO SERVICE
002	247310	0880	6/20/05	\$205,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	247310	0880	9/23/05	\$302,000	PRESENT CHAR. DO NOT MATCH SALE CHAR.
002	247310	1300	1/9/03	\$220,000	QUESTIONABLE PER SALES IDENTIFICATION
002	247310	1530	6/25/03	\$172,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	247325	0230	10/3/05	\$334,900	RELOCATION - SALE TO SERVICE
002	247325	0290	10/29/04	\$221,903	EXEMPT FROM EXCISE TAX
002	247325	0290	2/24/05	\$250,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	247325	0610	9/29/05	\$215,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	247325	0710	7/26/05	\$96,172	QCD;RELATED PARTY,FRIEND,NEIGHBOR;DOR RATIO
002	247325	0800	12/7/05	\$100,500	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
002	247325	1060	4/30/04	\$150,777	NO MARKET EXPOSURE
002	247325	1260	12/30/03	\$91,375	QUIT CLAIM DEED; DOR RATIO
002	247325	1290	4/28/05	\$257,000	RELOCATION - SALE TO SERVICE
002	247338	0060	11/16/05	\$391,000	PRESENT CHAR. DO NOT MATCH SALE CHAR.
002	247338	0220	6/25/05	\$295,250	RELOCATION - SALE TO SERVICE
002	247339	0260	12/29/05	\$281,300	BANKRUPTCY - RECEIVER OR TRUSTEE
002	247339	0260	10/20/05	\$233,325	EXEMPT FROM EXCISE TAX
002	247340	0220	12/3/04	\$266,200	1031 TRADE
002	247340	0460	4/10/03	\$150,000	NO MARKET EXPOSURE;NON-REPRESENTATIVE SALE
002	247340	0460	3/3/03	\$127,700	QUIT CLAIM DEED
002	247520	0080	8/27/03	\$200,900	BANKRUPTCY - RECEIVER OR TRUSTEE
002	247520	0080	1/17/03	\$170,000	EXEMPT FROM EXCISE TAX
002	247520	1300	12/12/03	\$185,000	GOVERNMENT AGENCY
002	272305	9005	8/4/03	\$222,000	NO MARKET EXPOSURE
002	282305	9099	11/19/04	\$96,191	DOR RATIO
002	289260	0030	10/24/03	\$141,900	NON-REPRESENTATIVE SALE
002	289270	0020	1/16/04	\$105,000	ESTATE ADMIN; RELATED PARTY,FRIEND,NEIGHBOR
002	292305	9059	2/12/03	\$74,990	DOR RATIO; LAND SALE
002	292305	9126	3/18/03	\$145,000	EXEMPT FROM EXCISE TAX
002	326057	0020	8/3/05	\$620,000	BANKRUPTCY - RECEIVER OR TRUSTEE

***Improved Sales Removed from this Annual Update Analysis***  
**Area 30**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
002	329470	0030	11/3/04	\$13,000	EXEMPT FROM EXCISE TAX; DOR RATIO
002	329470	0265	12/10/03	\$51,614	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
002	329470	0280	7/23/04	\$239,000	PRESENT CHAR. DO NOT MATCH SALE CHAR.
002	381130	0060	12/12/03	\$188,927	BANKRUPTCY - RECEIVER OR TRUSTEE
002	381130	0060	3/30/04	\$209,900	CORPORATE AFFILIATES
002	667305	0030	2/7/05	\$278,375	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	684300	0150	12/30/04	\$252,450	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	684300	0250	1/9/03	\$235,103	EXEMPT FROM EXCISE TAX
002	722140	0030	5/14/03	\$87,500	DOR RATIO
002	722140	0040	9/23/03	\$87,500	DOR RATIO
002	722140	0080	12/18/03	\$280,000	SEG SINCE SALE
002	722140	0080	4/7/05	\$250,000	SEG SINCE SALE
002	722140	0090	12/2/04	\$475,000	IMP COUNT
002	722140	0120	4/28/04	\$212,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	722140	0186	7/28/04	\$317,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	722140	0186	11/15/05	\$493,000	PRESENT CHAR. DO NOT MATCH SALE CHAR.
002	722140	0192	8/19/05	\$375,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	722140	0333	2/7/05	\$107,966	DOR RATIO
002	722140	0447	9/18/03	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	722140	0447	10/12/05	\$467,000	PRESENT CHAR. DO NOT MATCH SALE CHAR.
002	722140	0475	6/10/03	\$420,000	TEAR DOWN
002	739900	0360	12/2/03	\$230,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	739900	0580	7/8/03	\$258,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	739900	0580	10/21/05	\$360,000	PRESENT CHAR. DO NOT MATCH SALE CHAR.
002	739920	0570	2/3/03	\$295,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	739920	0830	7/24/03	\$290,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	739930	0090	7/2/03	\$200,000	NO MARKET EXPOSURE
002	739930	0220	5/2/05	\$70,714	QCD; RELATED PARTY, FRIEND, NEIGHBOR; DOR RATIO
002	739930	0300	11/3/05	\$58,207	DOR RATIO
002	864550	0320	12/17/04	\$248,000	RELOCATION - SALE TO SERVICE
002	864550	0590	5/5/03	\$163,000	QUIT CLAIM DEED
002	864550	0690	5/20/03	\$69,787	QCD; RELATED PARTY, FRIEND, NEIGHBOR; DOR RATIO
002	864550	0820	6/27/05	\$279,900	RELOCATION - SALE TO SERVICE
002	864551	0100	8/16/04	\$179,500	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
002	864552	0090	3/4/04	\$66,817	DOR RATIO
002	864552	0190	3/21/03	\$188,000	PRESENT CHAR. DO NOT MATCH SALE CHAR.
002	864554	0290	8/1/03	\$245,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	884900	0010	7/6/04	\$63,495	QUIT CLAIM DEED; DOR RATIO
003	132830	0600	8/11/04	\$223,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	132830	0600	5/28/04	\$207,305	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	132831	0760	8/24/05	\$40,000	QCD; RELATED PARTY, FRIEND, NEIGHBOR; DOR RATIO
003	132832	0370	5/2/05	\$220,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	132832	0780	5/5/03	\$215,000	NON-REPRESENTATIVE SALE
003	132832	0990	5/20/05	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	132832	0990	11/11/05	\$345,000	PRESENT CHAR. DO NOT MATCH SALE CHAR.
003	132833	0230	8/20/04	\$109,128	DOR RATIO

***Improved Sales Removed from this Annual Update Analysis***  
**Area 30**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
003	132833	0410	1/20/03	\$35,667	PARTIAL INTEREST;RELATED PARTY,FRIEND,NGHBR
003	132835	0030	3/1/04	\$65,000	QCD;RELATED PARTY,FRIEND,NEIGHBOR;DOR RATIO
003	132835	0100	7/7/04	\$254,950	RELOCATION - SALE TO SERVICE
003	140260	0050	3/16/04	\$279,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	140263	0010	3/29/05	\$294,900	RELOCATION - SALE TO SERVICE
003	140264	0070	8/17/04	\$303,000	RELOCATION - SALE TO SERVICE
003	140265	0130	9/12/03	\$294,950	RELOCATION - SALE TO SERVICE
003	140265	0380	10/10/03	\$267,000	RELOCATION - SALE TO SERVICE
003	140267	0120	11/14/05	\$505,000	PRESENT CHAR. DO NOT MATCH SALE CHAR.
003	140267	0300	5/9/05	\$130,000	QUIT CLAIM DEED; DOR RATIO
003	247300	0060	4/30/03	\$229,500	NON-REPRESENTATIVE SALE
003	247300	1540	3/31/04	\$349,000	UNFINISHED AREA
003	247300	1970	11/8/03	\$375,000	RELOCATION - SALE TO SERVICE
003	247300	3550	4/1/05	\$271,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	247300	3550	7/14/05	\$352,000	PRESENT CHAR. DO NOT MATCH SALE CHAR.
003	247335	0010	11/17/03	\$115,000	ESTATE ADMIN,OR EXECUTOR; % COMP; DOR RATIO
003	247335	1180	10/28/04	\$67,481	QCD; EXEMPT FROM EXCISE TAX; UNFIN AREA
003	247335	1350	11/13/03	\$240,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	247335	1490	12/1/03	\$264,990	IMP COUNT
003	247337	0430	2/4/04	\$237,500	NON-REPRESENTATIVE SALE
003	247337	0750	2/28/05	\$385,000	PRESENT CHAR. DO NOT MATCH SALE CHAR.
003	247337	0750	1/18/05	\$335,000	CHAR DO NOT MATCH SALE CHAR; NON-REP SALE
003	247337	1060	7/1/05	\$333,501	UNFINISHED AREA
003	247337	1150	10/12/05	\$439,900	UNFINISHED AREA
003	247337	1180	2/22/05	\$425,000	UNFINISHED AREA
003	247337	1430	3/10/05	\$141,660	QCD;RELATED PARTY,FRIEND,NEIGHBOR;DOR RATIO
003	247337	1510	2/4/05	\$159,950	NO MARKET EXPOSURE
003	247337	1770	8/16/03	\$252,000	RELOCATION - SALE TO SERVICE
003	247337	2670	11/10/03	\$255,000	ESTATE ADMIN,GUARDIAN,EXECUTOR; UNFIN AREA
003	247341	0820	8/13/03	\$264,950	RELOCATION - SALE TO SERVICE
003	247345	0400	6/30/04	\$319,950	RELOCATION - SALE TO SERVICE
003	247345	0910	4/21/03	\$291,500	BANKRUPTCY - RECEIVER OR TRUSTEE
003	247345	0910	1/3/03	\$322,869	EXEMPT FROM EXCISE TAX
003	247346	0050	8/16/04	\$200,000	NON-REPRESENTATIVE SALE
003	247348	0070	8/18/05	\$280,566	QUIT CLAIM DEED
003	247348	0300	6/14/03	\$280,000	RELOCATION - SALE TO SERVICE
003	247348	0680	7/1/04	\$278,500	RELOCATION - SALE TO SERVICE
003	247348	0730	9/13/04	\$89,051	QCD; EXEMPT FROM EXCISE TAX DOR RATIO
003	247348	1090	9/1/04	\$426,000	NO MARKET EXPOSURE
003	247348	1090	6/30/04	\$300,000	NO MARKET EXPOSURE
003	247348	1150	10/30/03	\$274,000	RELOCATION - SALE TO SERVICE
003	247350	0110	6/21/05	\$406,000	PRESENT CHAR. DO NOT MATCH SALE CHAR.
003	247350	0110	4/20/04	\$334,000	PRESENT CHAR. DO NOT MATCH SALE CHAR.
003	247352	0770	8/1/05	\$94,288	QUIT CLAIM DEED; DOR RATIO
003	247353	0020	9/20/03	\$325,000	RELOCATION - SALE TO SERVICE
003	247353	0090	5/24/04	\$364,000	RELOCATION - SALE TO SERVICE

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**Area 30**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
003	247353	0260	2/23/04	\$318,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	352305	9029	8/24/05	\$256,000	NO MARKET EXPOSURE0
003	352305	9032	7/11/05	\$150,000	% NET COND; PREVIOUS IMP<=25K

***Vacant Sales Used in this Annual Update Analysis***  
**Area 30**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
2	008800	0443	2/6/03	\$85,000	30330	N	N
2	289270	0130	5/9/05	\$42,500	8133	N	N
2	329470	0072	7/28/05	\$200,000	7244	Y	N
2	564050	0035	7/30/03	\$183,700	16997	Y	N
2	722140	0020	4/23/04	\$83,000	3255	Y	N
2	722140	0030	3/22/04	\$117,000	4800	Y	N
2	722140	0212	4/26/04	\$152,160	8240	Y	N
2	722140	0324	9/14/04	\$200,000	9267	Y	N
2	722140	0374	3/11/05	\$180,000	6463	Y	N
2	793840	0010	2/25/05	\$117,500	10230	N	N
3	352305	9039	7/29/03	\$72,000	21780	N	N

***Vacant Sales Removed from this Annual Update Analysis***  
**Area 30**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
2	337810	0080	6/17/03	\$35,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	722140	0086	6/28/04	\$153,500	SEG AFTER SALE
2	292305	9157	7/26/04	\$860,000	MULTI-PARCEL SALE
2	292305	9157	8/5/04	\$1,200,000	DEVELOPER SALE
2	008800	0830	4/25/05	\$180,000	PRESENT DATA DOES NOT MATCH SALE DATA
2	723150	0306	9/13/05	\$11,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	722140	0086	9/22/05	\$331,643	SEG AFTER SALE
2	292305	9074	12/6/05	\$105,000	PRESENT DATA DOES NOT MATCH SALE DATA

